

OK 98603 WARRANTY DEED WALTON J. DUPONT

KNOW ALL MEN BY THESE PRESENTS, That hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DAN L. HARTMAN and BRENDA G. HARTMAN, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

See Exhibit "A" attached hereto. Reserving unto the Grantor named herein 51% of the mineral and steam rights. It is stipulated and agreed that the Grantee has inspected the above property described on Exhibit "A" attached hereto, and accepts the same in its present condition "as is".

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE) To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances, except those items of record as disclosed in Mountain Title Company's preliminary title report No. 20840 K dated January 25, 1989.

and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$22,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals. In Witness Whereof, the grantor has executed this instrument this 30th day of March, 1989; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

STATE OF OREGON, County of Klamath, ss. Personally appeared March 29, 1989.

Personally appeared the above named Walton J. DuPont, and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me: Kristin L. Redd, Notary Public for Oregon, My commission expires: 11/16/91

(OFFICIAL SEAL) Notary Public for Oregon My commission expires: (If executed by a corporation, affix corporate seal)

Walton J. DuPont P.O. Box 262 Merrill, Oregon 97633 GRANTOR'S NAME AND ADDRESS Dan L. Hartman, et ux 1050 Kane Street Klamath Falls, OR 97603 GRANTEE'S NAME AND ADDRESS After recording return to: SAME AS GRANTEE NAME, ADDRESS, ZIP Until a change is requested all tax statements shall be sent to the following address. SAME AS GRANTEE NAME, ADDRESS, ZIP

STATE OF OREGON, ss. County of I certify that the within instrument was received for record on the day of 19, at o'clock M., and recorded in book/reel/volume No. on page or as fee/file/instrument/microfilm/reception No. Record of Deeds of said county. Witness my hand and seal of County affixed. By Deputy

EXHIBIT "A"

LEGAL DESCRIPTION

A piece or parcel of land situate in the SW1/4 SE1/4 of Section 27, Township 40 South, Range 9 East of the Willamette Meridian in Klamath County, Oregon, and being more particularly described as follows:

Beginning at the monument marking the quarter-section corner on the South boundary of Section 27, Township 40 South, Range 9 East of the Willamette Meridian; thence North 89 degrees 42' 10" East along the South boundary of said Section 27, 1322.72 feet to an iron pin marking the southeast corner of the SW1/4 SE1/4 of said Section 27; thence North 0 degrees 16' 00" West along the easterly boundary of said SW1/4 SE1/4 110 feet, more or less, to the southerly right-of-way boundary of a County Road, as the same is presently located and constructed; thence northwesterly, along the southwesterly right-of-way boundary of said County Road, 1745 feet, more or less, to a point on the West boundary of the SW1/4 SE1/4 of said Section 27; thence South 0 degrees 31' 15" East 1240 feet, more or less, to the point of beginning.

Together with an irrigation pipeline easement subject to the terms and provisions thereof, dated January 20, 1989, recorded January 25, 1989, Volume M89 Page 1485, Microfilm Records of Klamath County, Oregon by and between Walton J. DuPont and Liskey Farms Inc.

Tax Account No: 4009 02700 00400

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 31st day
of March A.D. 19 89 at 9:41 o'clock A M., and duly recorded in Vol. M89,
of Deeds on Page 5364.
Evelyn Biehn County Clerk
By D. Anna Nielsen

FEE \$13.00