



KLAMATH COUNTY TITLE COMPANY

K-41642

STATUTORY WARRANTY DEED
(Individual or Corporation)

SANDRA E. REEVES

conveys and warrants to ART STURGEON AND BARBARA STURGEON, husband and wife, Grantor,
the following described real property in the County of KLAMATH and State of Oregon.

A parcel of land situated in Section 9, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Commencing at the Southeast corner NE $\frac{1}{4}$ of said Section 9; thence N. 89°55'00" W., 444.00 feet; thence N. 00°05'00" E. 30.00 feet to the point of beginning for this description; thence continuing N. 00°05'00" E., 200.00 feet; thence N. 89°55'00" W. 175.00 feet; thence S. 00°05'00" W. 200.00 feet; thence S. 89°55'00" E., 175.00 feet to the point of beginning, containing 0.80 acres more or less.

SUBJECT TO:

1. Reservations and restrictions of record, rights of way, and easements record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.
2. Trust Deed, including the terms and provisions thereof, recorded November 4, 1989, in Volume M87 page 19971, Mortgage records of Klamath County, Oregon, in favor of Winifred F. Medlin, which Trust Deed Grantee herein agrees to assume and pay according to the terms and provisions contained therein.

AS SET FORTH HEREINABOVE

The true consideration for this conveyance is \$ 24,500.00 (Here comply with the requirements of ORS 93.030*).

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 THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

DATED this 15th day of August 19 89 If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

Sandra E. Reeves
SANDRA E. REEVES

STATE OF OREGON, County of Klamath ss.
The foregoing instrument was acknowledged before me
this 15th day of August 19 89
by SANDRA E. REEVES

CORPORATE ACKNOWLEDGEMENT
STATE OF OREGON, County of _____ ss.
The foregoing instrument was acknowledged before me
this _____ day of _____ 19 _____
by _____ and
by _____
of _____
a corporation, on behalf of the corporation.

Notary Public for Oregon
My commission expires: 12-19-92

After recording return to:

Mr. & Mrs. Art Sturgeon
7083 Henley Rd.
Klamath Falls, Oregon 97603
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the full mailing address

Same As Above

Notary Public for Oregon

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Klamath County Title Co.
on this 18th day of Aug. A.D., 1989
at 9:06 o'clock A M. and duly recorded
in Vol. M89 of Deeds Page 15386
Evelyn Biehn County Clerk
By Pauline Mulenbald
Deputy.

Fee, \$8.00