

128706

MTC NO: 25140-K

WARRANTY DEED

Vol 77 / Page 7820

KNOW ALL MEN BY THESE PRESENTS, That NORTHWEST FARM CREDIT SERVICES, ACA, SUCCESSOR
TO INTERSTATE PRODUCTION CREDIT ASSOCIATION IN MERGER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
LESLIE E. NORTHCUTT and NORMA V. NORTHCUTT, 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,
the 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 WHICH IS MADE A PART HEREOF BY THIS REFERENCE

MOUNTAIN TITLE COMPANY

"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."

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 and the above granted premises, free from all encumbrances

except those apparent upon the land, if any, as the date of this deed.

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 \$ 16,000.00
However, the actual consideration consists of or includes other property or value given or promised which is the whole/
part of the 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 22 day of April, 19 91;
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.

STATE OF OREGON,)
County of _____) ss.
_____, 19 ____.

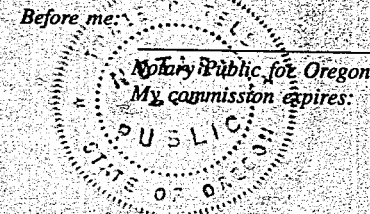
SUCCESSOR IN MERGER TO
INTERSTATE PRODUCTION CREDIT ASSOCIATION

Personally appeared the above named
~~INTERSTATE PRODUCTION CREDIT ASSOCIATION~~

X by: Gary R. Bettendorf Authorized Agent
Gary R. Bettendorf
Authorized Agent

and acknowledged the foregoing instrument
to be _____ voluntary act and deed.

Before me:



STATE OF OREGON, County of Marion) ss.
The foregoing instrument was acknowledged before me this
April 22, 19 91, by Gary R. Bettendorf, Auth.
NORTHWEST FARM CREDIT SERVICES, ACA, successor
in merger to
INTERSTATE PRODUCTION CREDIT ASSOCIATION
a _____ corporation, on behalf of the corporation.

NORTHWEST FARM CREDIT SERVICES, ACA
SUCCESSOR IN MERGER TO
INTERSTATE PRODUCTION CREDIT ASSOCIATION

P.O. BOX 590
SALEM, OR 97308

GRANTOR'S NAME AND ADDRESS
LESLIE E. NORTHCUTT and NORMA V. NORTHCUTT
1930 ROUND LAKE RD.
KLAMATH FALLS, OR 97601

GRANTEE'S NAME AND ADDRESS
LESLIE E. NORTHCUTT and NORMA V. NORTHCUTT
1930 ROUND LAKE RD.
KLAMATH FALLS, OR 97601

NAME, ADDRESS, ZIP
LESLIE E. NORTHCUTT and NORMA V. NORTHCUTT
1930 ROUND LAKE RD.
KLAMATH FALLS, OR 97601
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

LESLIE E. NORTHCUTT and NORMA V. NORTHCUTT
1930 ROUND LAKE RD.
KLAMATH FALLS, OR 97601

SPACE RESERVED
FOR
RECORDERS USE

STATE OF OREGON,
County of _____ ss.
I certify that the within instrument was
received for record on the _____
day of _____, 19 _____,
at _____ o'clock _____ M., and recorded
in book _____ on page _____ or as
file/reel number _____
Record of Deeds of said county.
Witness my hand and seal of County
affixed.

By _____ Recording Officer
Deputy

EXHIBIT "A"
LEGAL DESCRIPTION

A piece or parcel of land situate in the SW1/4 of the SW1/4 of Section 26, Township 38 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon, and being more particularly described as follows:

Beginning at an iron pin on the Southwesterly right of way line of Oregon, California and Eastern Railroad spur (sometimes known as Bonanza Branch) opposite Engineer's Station 26 + 19.85 (when measured at right angles to the centerline of said spur) from which the Section Corner common to Sections 26, 27, 34 and 35, Township 38 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon, bears South 13 degrees 08 1/2' West 1169.1 feet distant; thence South 29 degrees 20' West 31.0 feet to an iron pin; thence South 60 degrees 40' East parallel to said right-of-way line 50.0 feet to an iron pin; thence South 77 degrees 53 1/2' East 104.7 feet to an iron pin on the Southwesterly right-of-way line of said railroad spur; thence North 60 degrees 40' West along said Southwesterly right-of-way line a distance of 150.0 feet more or less, to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ MTC _____ the _____ 26th _____ day
of _____ April _____ A.D., 19 91 at _____ 4:09 _____ o'clock _____ P _____ M., and duly recorded in Vol. _____ M91 _____,
of _____ Deeds _____ on Page _____ 7820 _____
By _____ EVELYN BIEHN _____ County Clerk
By Bernetha A. Petch

FEE \$33.00