

AFTER RECORDING RETURN TO:
ROY M. AGARD
DIXIE SEVENIKAR
905 Main Street Ste 609
Klamath Falls, OR 97601

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

JOSEPH D. STRATTON AND ESTHER STRATTON, HUSBAND AND WIFE
hereinafter called GRANTOR(S), convey(s) to ROY M. AGARD AND
DIXIE SEVENIKAR, NOT AS TENANTS IN COMMON, BUT WITH FULL RIGHTS
OF SURVIVORSHIP hereinafter called GRANTEE(S), all that real
property situated in the County of KLAMATH, State of Oregon,
described as:

All that portion of the NE 1/4 of the SW 1/4 of Section 30,
Township 39 South, Range 9 East of the Willamette Meridian, in
the County of Klamath, State of Oregon, described as follows:

Beginning at the Southwest corner of the NE 1/4 of the SW 1/4 of
Section 30, Township 39 South, Range 9 East of the Willamette
Meridian; thence North 0 degrees 05' West, 122.1 feet, more or
less, to the Southeasterly right of way line of the Southern
Pacific Company railroad; thence North 33 degrees 38' East,
along said right of way line, a distance of 697.5 feet; thence
South 53 degrees 26' East, 357.7 feet, more or less, to the
Northwesterly right of way line of the Dalles-California
Highway; thence South 36 degrees 34' West, along said highway
right of way line, 607.6 feet, more or less, to the South line
of said NE 1/4 of the SW 1/4 of said Section 30; thence South 89
degrees 44' West, 305 feet, more or less, to the point of
beginning, being a portion of the NE 1/4 SW 1/4 of Section 30,
Township 39 South, Range 9 East of the Willamette Meridian.

CODE 164 MAP 3909-3000 TL 1100

RESERVING UNTO THE GRANTORS A LIFE ESTATE IN AND TO THE ABOVE
DESCRIBED PROPERTY.

R.M.A.
W.F.S.
"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."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and those apparent upon the land.

and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
\$30,000.00.

In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 27th day of September, 1991.

Joseph D. Stratton
JOSEPH D. STRATTON *by Esther Stratton*
attorney in fact
Esther Stratton
ESTHER STRATTON

STATE OF OREGON, County of KLAMATH)ss.

October 4, 1991

Continued on next page

WARRANTY DEED
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Personally appeared the above named ~~JOSEPH D. STRATTON AND~~
ESTHER STRATTON and acknowledged the foregoing instrument to be
their voluntary act and deed.

Before me: Charlotte Florez
Notary Public for OREGON
My Commission Expires: 9-20-93

FORM No. 159—ACKNOWLEDGMENT BY ATTORNEY-IN-FACT.

STATE OF OREGON,

County of Klamath } ss.

On this the 4th day of October, 19 91 personally appeared
ESTHER STRATTON
who, being duly sworn (or affirmed), did say that She is the attorney in fact for
JOSEPH D. STRATTON
that she executed the foregoing instrument by authority of and in behalf of said principal; and he acknowl-
edged said instrument to be the act and deed of said principal.

(Official Seal)

Before me:

Charlotte Florez
(Signature)

My commission expires: 9-20-93
(Title of Officer)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 7th day
of Oct. A.D., 19 91 at 11:04 o'clock AM., and duly recorded in Vol. M91
of Deeds on Page 20758

FEE \$33.00

Evelyn Biehn County Clerk

By Danise M. Anderson

32017

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