



K-44009

STATUTORY WARRANTY DEED (Individual or Corporation)

RONALD D. STEWART AND CHERYL L. STEWART

Grantor.

conveys and warrants to FRANK M. LAND

Grantee.

the following described real property in the County of KLAMATH and State of Oregon.
The SW $\frac{1}{4}$ NW $\frac{1}{4}$, NW $\frac{1}{4}$ SW $\frac{1}{4}$, and SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 3, Township 40 South, Range 9 E.W.M.,

LESS rights-of-way and easements to the United States of America for
irrigation laterals and drains of record or apparent on the premises;

AND LESS the following described parcel: That portion of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ lying
Easterly of the following described line: Beginning at a point on the
Southerly line of Section 3, T. 40 S.R. 9 E.W.M. from which the Southwest
corner of Section 3 bears S. 89°50'30" W. 1265.14 feet distant; thence N.
1°02'30" E. 1071.98 feet to a point; thence N. 2°46'15" E. 268.50 feet to a
point at the Northeast corner of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 3;

TOGETHER with joint use over and along a 30-foot wide farm road being 15
feet in width on either side of the following described road centerline:
Beginning at a point on the Northerly right-of-way line of the State Highway
from which the Southwest corner of Section 3, T. 40 S.R. 9 E.W.M. bears S.
89°50'30" W. 1251.16 feet and S. 0°54'25" E. 30.0 feet distant; thence N.
1°02'30" E. 1041.98 feet to a point; thence N. 2°46'15" E. 268.50 feet to a
point 15 feet West of the Northeast corner of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 3;
thence N. 0°42'40" W. parallel to and 15.0 feet West of the East boundary of
the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 3, 1339.94 feet to a point 15 feet West of the
Northeasterly corner thereof. Account #4009-300-1100 Key #91714

This property is free of liens and encumbrances, EXCEPT:

Subject to reservations and restrictions of record, rights of way, and
easements of record and those apparent upon the land, contracts and/or
liens for irrigation and/or drainage.

The true consideration for this conveyance is \$ 159,000.00 (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 April 19 92. If a corporate grantor, it has caused its name to be signed by
resolution of its board of directors.

Ronald D. Stewart
RONALD D. STEWART

Cheryl L. Stewart
CHERYL L. STEWART
OFFICIAL SEAL
JULI LERDEL
NOTARY PUBLIC - OREGON
COMMISSION NO. 009374
MY COMMISSION EXPIRES SEPT. 08, 1995

STATE OF OREGON, County of Klamath)ss.
The foregoing instrument was acknowledged before me
this 15th day of April 19 92
by RONALD D. STEWART

STATE OF OREGON, County of Klamath)ss.
The foregoing instrument was acknowledged before me
this 15th day of April 19 92
by Cheryl L. Stewart and

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

Juli Lergel
Notary Public for Oregon
My commission expires: 9/8/95

After recording return to:

STATE OF OREGON,)ss.
County of Klamath

Filed for record at request of:

NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address: & Return
Frank M. Land
2879 Cross Rd.
Klamath Falls, Oregon 97603

Klamath County Title Co.
on this 16th day of April A.D., 19 92
at 10:57 o'clock A M. and duly recorded
in Vol. M92 of Deeds Page 8033
Evelyn Biehn County Clerk
By Pauline M. Mendenhall
Deputy.

Fee, \$30.00