

1A

74042

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That

Raymond Bryce Evatt

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hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

Jack R. Delaney

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit: E 1/2 of SE 1/4 of SW 1/4 of Sec 21 T39 N12 EWM withholding and excepting a parcel known as Jers with boundaries being apparent upon the land which belongs to Raymond Bryce Evatt. Also Excepting a Livestock pasture between and corner, consisting of approximately 2 acres leased to John Evatt. Also excepting a 3 acre parcel extending along the East Boundary just to the west of the right of way in favor of James and Norma J. Evatt - Boundaries of the 3 acre parcel being apparent upon the land. The parcel being approximately 200' long 200' deep belonging to Kathy J. Owen, John H. Whitehead and Justin Stanton. There is also loan secured by the Delaney property Acct. no. 876 the creditor being Raymond Bryce Evatt, Borrower, Jack R. Delaney.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with 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

listed above

and that grantor will warrant and forever defend the 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 \$ 5,400.00. However, the actual consideration consists of or includes other property or value given or promised which is 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, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 27 day of Dec, 1993; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so 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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Raymond Bryce Evatt

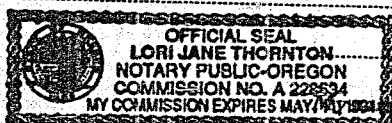
STATE OF OREGON, County of KlamathThis instrument was acknowledged before me on January 5, 1994,by Raymond Bryce Evatt

This instrument was acknowledged before me on _____, 19____,

by _____,

as _____,

of _____.



Lori Jane Thornton

Notary Public for Oregon

Commission expires 5-11-94

Grantor's Name and Address

Grantee's Name and Address

After recording return to (Name, Address, Zip):

R.B. Evatt
3635 NW 1st

Klamath Falls, OR 97603

Until requested otherwise send all tax statements to (Name, Address, Zip):

as above

SPACE RESERVED
FOR
RECORDER'S USE

Fees: \$30.00

STATE OF OREGON,
County of Klamath } ss.

I certify that the within instrument was received for record on the 5th day of January, 1994, at 3:56 o'clock P.M., and recorded in book/reel/volume No. M94 on page 551 and/or as fee/file/instrument/microfilm/reception No. 74042, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk

By Dorothy M. Munksgaard Deputy.cal
30-22