

WARRANTY DEED

#03041166 AFTER RECORDING RETURN TO:

DENENE IRION
BOX 116 MP/86
CRESCENT, DR 97733

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

MAXWELL S. HARGROVE, hereinafter called GRANTOR(S), convey(s) to DENENE IRION, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

AS PER EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF .....

"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 REGULATIONS. 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 30.390."

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 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 \$53,900.00.

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 260 day of January, 1994.

mc/well MAXWELL S. HARGROVE

STATE OF OREGON, County of Klamath)ss.

On January <u>H.</u>, 1994, personally appeared the above-named MAXWELL S. HARGROVE and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me: W arlene Notary Public for Oregon

My Commission Expires:

OFFICIAL SEAL MARLENE T. ADDINGTON NOTARY PUBLIC - OREGON COMMISSION NO. 022238

MY COMMISSION EXPIRES MAR 22, 1997

## EXHIBIT "A"

All that portion of the E 1/2 SE 1/4 SE 1/4 of Section 9, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, which lies Southwesterly from the Southwesterly right of way line of the Great Northern Railway Company, as described in deed from Cabler and King to the Great Northern Railway Company, recorded in Book 95 at page 231, Deed Records of Klamath County, Oregon, and which lies North of the North line of the property deeded to Fred Phelps by deed recorded in Book 164 at Page 430, Deed Records, which said North line runs East and West and 345 feet North of the South line of said SE 1/4 SE 1/4.

EXCEPTING FROM this description ditch right of way 20 feet wide deeded to the United States.

EXCEPTING THEREFROM that portion deeded to Great Northern Railway recorded September 19, 1960 in Book 324 at Page 173, Deed Records.

EXCEPTING THEREFROM that portion deeded to Leon H. Megginson in deed recorded March 25, 1964 in Book 351 at Page 680, Deed Records.

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FEE\$35.00

Evelyn Biehn County Clerk

By Nullin Mullinder