

130258-KR

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Bob D. Switzer who took title as Robert D. Switzer and Sonia J. Switzer, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Sheila M. Teagas 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 therunto 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

****This Deed is being recorded to correct legal Description contained in
Warranty Deed recorded July 2, 1993 Volume M93, page 15995, Microfilm Records
of Klamath County, Oregon.

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," and to determine any limits on lawsuits against farming or forest practices as defined in ORS 30.930.

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 of record and those apparent upon the land, if any, as of the date of this deed,

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 47,000.00.

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 1st day of February, 19 94, 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.

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Personally appeared the above named
Robert D. Switzer aka Bob D. Switzer
Sonia J. Switzer

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

Before me:

Notary Public for Oregon
My commission expires:

STATE OF OREGON, County of _____) ss.
The foregoing instrument was acknowledged before me this _____

_____, president, and by
_____, secretary of _____

a _____ corporation, on behalf of the corporation.

Notary Public for Oregon
My commission expires:

(SEAL)

Bob D. Switzer & Sonia J Switzer
20 Russell Road So 150
Salinas, CA 93906

GRANTOR'S NAME AND ADDRESS:

GRANTOR'S NAME AND ADDRESS

Shella Tsarnas
P.O. Box 121
Sprague River, Or 97639

GRANTEE'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS	AMOUNT	DATE	REMARKS
...

After (including return to):
Sheila Tsarnas
P.O. Box 12
Sprague River, Or 97163

NAME, ADDRESS, ZIP

Send a change in membership to the following address:

Shirley Tsarnas
P.O. Box 121
Sprague River, OR 97639
KASU-SPRINGFIELD

NAME, ADDRESS, ZIP

STATE OF OREGON.

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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
filed under number _____
Record of Deeds of said county

Witness my hand and seal of County
affixed

By _____ Recording Officer
_____ Deputy

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

NTC Number: 30258-KR

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the SW1/4 of Section 14, Township 36 South, Range 10, East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning 2700 feet South and 1413 feet East of the Northwest corner of Section 14, Township 36 South, Range 10, East of the Willamette Meridian, Klamath County, Oregon, thence South 300 feet; thence East 140 feet; thence North 300 feet; thence West 140 feet to the place of beginning.

ALSO, beginning 2700 feet South and 1293 feet East of the Northwest corner of Section 14, Township 36 South, Range 10, East of the Willamette Meridian, Klamath County, Oregon, thence South 300 feet; thence East 120 feet; thence North 300 feet; thence West 120 feet to the place of beginning.

A Tract of land situated in the N1/2 SW1/4 of Section 14, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

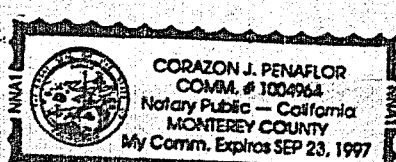
Beginning at a point 3000 feet South and 1553 feet East of the Northwest corner of Section 14, Township 36 South, Range 10 East of the Willamette Meridian, thence South 219 feet; thence West 357 feet; thence North 109 feet; thence Easterly 37 feet; thence Northerly 50 feet; thence Westerly 37 feet; thence Northerly 60 feet; thence East 357 feet to the point of beginning.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

No. 5193

State of CaliforniaCounty of MontereyOn Feb. 1, 1994 before me, Corazon J. Penaflor
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"personally appeared *Robert D. Switzer aka Bob D. Switzer and Sonia J. Switzer*
NAME(S) OF SIGNER(S)

☐ personally known to me - OR - ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Corazon J. Penaflor
SIGNATURE OF NOTARY

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the document.

☒ INDIVIDUAL☐ CORPORATE OFFICER(S)

TITLE(S)

☐ PARTNER(S) ☐ LIMITED☐ GENERAL☐ ATTORNEY-IN-FACT☐ TRUSTEE(S)☐ GUARDIAN/CONSERVATOR☐ OTHER: _____

SIGNER IS REPRESENTING:

NAME OF PERSON(S) OR ENTITY(IES)

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT:

TITLE OR TYPE OF DOCUMENT Warranty DeedNUMBER OF PAGES 2 DATE OF DOCUMENT February 1, 1994

Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.

SIGNER(S) OTHER THAN NAMED ABOVE _____

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co the 3rd day
of Feb A.D., 19 94 at 1:54 o'clock P M., and duly recorded in Vol. M94
of Deeds on Page 3940

FEE \$35.00

Evelyn Biehn County Clerk

By Sandra Mulenbark