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MTC 37610

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04-20-94P01:34 RCVD WARRANTY DEED-STATUTORY FORM
INDIVIDUAL GRANTOR

GEORGE F. ESSERT AND BETTY M. ESSERT

Grantor,

conveys and warrants to JOHN FOUNTINELLE AND LEONIE FOUNTINELLE, husband and wife

Grantee, the following described real property free of encumbrances
except as specifically set forth herein situated in KLAMATH County, Oregon, to-wit:
SEE EXHIBIT A

TAX ACCT. NO. 2409 031BB 01300 & 01400

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The property is free from encumbrances except THOSE SHOWN ON THE REVERSE SIDE IF ANY

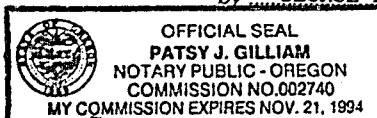
The true consideration for this conveyance is \$ 38,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 15th day of April, 1994.

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.

X George F. Essert
GEORGE F. ESSERTX Betty M. Essert
BETTY M. ESSERT

STATE OF OREGON, County of Lane) ss.

This instrument was acknowledged before me on April 15, 1994,
by GEORGE F. ESSERT BETTY M. ESSERTPatsy J. Gilliam
Notary Public for Oregon
My commission expires 11-21-94

WARRANTY DEED

GEORGE F. ESSERT	GRANTOR
JOHN FOUNTINELLE	GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

JOHN FOUNTINELLE
LEONI FOUNTINELLE
75398 HWY 74
IONE, OR 97843

NAME, ADDRESS, ZIP

Until a change is requested, all tax statements
shall be sent to the following address:JOHN FOUNTINELLE
75398 HWY 74
IONE, OR 97843
S13174KM

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

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/reel/volume No. on
page or as fee/file/instrument/microfilm/reception No.
Record of Deeds of said County.Witness my hand and seal of
County affixed.NAME TITLE
By Deputy

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1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.

2. Covenants, conditions and restrictions as contained in Patent recorded in Volume 50, Page 262, Deed Records of Klamath County, Oregon.



EXHIBIT "A" LEGAL DESCRIPTION

PARCEL 1

A parcel of land situate in the W1/2 of Section 31, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and more particularly described as follows:

Beginning at a point, being the N1/6 corner common to Sections 31 and 36, a 2 1/2" brass capped steel pipe; thence along the West line of Section 31, North 00 degrees 05' 43" East 184.61 feet to a point; thence along a line at right angle to U. S. Highway 97, South 64 degrees 43' 17" East 287.64 feet to a point along the Northwest line of U. S. Highway 97 and 50 feet from the centerline thereof; thence along the Northwest line of U. S. Highway 97, South 25 degrees 16' 43" West 30.00 feet to a #5 steel rod; thence along a line at right angle to U. S. Highway 97, North 64 degrees 43' 17" West 200.00 feet to a #5 steel rod; thence along a line parallel with U. S. Highway 97, South 25 degrees 16' 43" West 156.39 feet to a #5 steel rod along the West line of Section 31; thence along the West line of Section 31, North 00 degrees 05' 43" East 21.36 feet to the point of beginning.

With bearings based on Survey #3512 as filed with the Klamath County Engineers Office.

EXCEPTING THEREFROM any portion lying within the U. S. 97 Dalles-California Highway right of way.

PARCEL 2

A parcel of land situate in the W1/2 of Section 31, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Starting at the NW corner of Section 31, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, thence running East 877.6 feet to the iron stake on West side of the Dalles California Highway; thence Southerly parallel to highway 97, 1445 feet to place of beginning; thence 220 feet Westerly at right angles to said Highway 97; thence 100 feet Southerly; thence 220 feet Easterly to Highway 97 at right angles; thence 100 feet Northerly, parallel to highway 97, back to place of beginning.

Less a strip 20 feet by 100 feet sold to State Highway Department adjoining Highway 97.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 20th day
of April A.D., 19 94 at 1:34 o'clock P M., and duly recorded in Vol. M94
of Deeds on Page 11784.

Evelyn Biehn - County Clerk

FEE \$40.00

By Quinn M. Mullen