

79440

04-20-94P02:13 RCVD

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Jesse G. Maben, Jr.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Judith A. Day and Dahlia Maben - Jesse G. Maben, Jr. - Joint Tenancy & Rights of Survivorship, 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:

A portion of the $W\frac{1}{2}$ of the $SE\frac{1}{4}$ of the $NE\frac{1}{4}$ of Section 32, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, More particularly described as follows:

Beginning at a point on the South line of the $NE\frac{1}{4}$ of Section 32, Township 39 South, Range 8 East of the Willamette Meridian, from which the quarter corner common to Sections 32 and 33 bears North $89^{\circ}34'$ East 678 feet distant; thence North $0^{\circ}06'$ East 1109.50 feet to the Southerly line of the Ashland-Klamath Falls Highway; thence along said line South $72^{\circ}21'$ West 340.10 feet; thence South $0^{\circ}06'$ West 1008.65 feet; thence North $89^{\circ}34'$ East 324 feet to the point of beginning.

LESS all of that portion of said tract lying West of a line drawn 120 feet East of and parallel to the West line thereof.

(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 excepting an easement in favor of Pacific Northwest Bell Telephone Company, for a 10 foot easement for underground communication facilities.

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 \$love affection. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 _____ day of _____, 19____; 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.

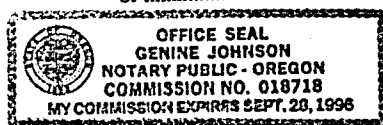
Jesse G. Maben, Jr.
Jesse G. Maben, Jr.

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on April 19, 1994,
by Jesse G. Maben, Jr.

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

by _____
as _____
of _____



Genine Johnson
Notary Public for Oregon

My commission expires 9/28/96

Jesse G. Maben, Jr.
2835 S. Old Stage Rd.
Mt. Shasta, Calif. 96067
Grantor's Name and Address
Judith A. Day & Dahlia Maben
12422 Hwy. 66
Klamath Falls, Ore. 97601
Grantee's Name and Address

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

Jesse G. Maben, Jr.
2835 S. Old Stage Rd.
Mt. Shasta, Calif. 96067

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

SPACE RESERVED
FOR
RECORDER'S USESTATE OF OREGON, } ss.
County of Klamath

I certify that the within instrument was received for record on the 20th day of April, 1994, at 2:13 o'clock P.M., and recorded in book/reel/volume No. M94 on page 11796 and/or as fee/file/instrument/microfilm/reception No. 79440, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Riehn, County Clerk
NAME TITLE
By Pauline Muller, Deputy.

Fee \$30.00

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3100
1-00