

81623

05-25-94P03:45 RCV

MOUNTAIN TITLE COMPANY

WARRANTY DEED

Vol. M94

Page

16647

KNOW ALL MEN BY THESE PRESENTS, That

LELAND S. LOSSON
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
 WILBURN R. HESTER and DORIS J. HESTER, husband and wife
 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 thereunto belonging or appertaining,
 situated in the County of KLAMATH and State of Oregon, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED

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."

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.
 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 the date of this deed

and that 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 encumbrances.
 The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 12,000.00

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 11th day of May, 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.

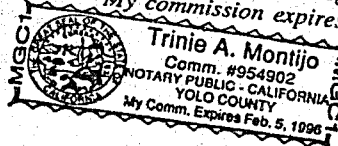
STATE OF OREGON,
 County of YOLO, ss.
MAY 11, 19 94.

Leland S. Losson
 LELAND S. LOSSON

Personally appeared the above named
 LELAND S. LOSSON

and acknowledged the foregoing instrument
 to be HIS voluntary act and deed.

Before me:
Trinie A. Montijo
 Notary Public for Oregon
 My commission expires: FEB 5, 1996



STATE OF OREGON, County of _____ ss.
 The foregoing instrument was acknowledged before me this _____, 19 _____, by _____, president, and by _____, secretary of _____

a _____ corporation, on behalf of the corporation.
 Notary Public for Oregon
 My commission expires: _____ (SEAL)

LELAND S. LOSSON

1215 Spruce Ln
Davis, CA 95616
 GRANTEE'S NAME AND ADDRESS

WILBURN R. HESTER and DORIS J. HESTER
P.O. Box 172
Bly, OR 97622
 GRANTEE'S NAME AND ADDRESS

WILBURN R. HESTER and DORIS J. HESTER
P.O. Box 172
Bly, OR 97622
 NAME, ADDRESS, ZIP

WILBURN R. HESTER and DORIS J. HESTER
P.O. Box 172
Bly, OR 97622
 NAME, ADDRESS, ZIP

MOUNTAIN TITLE COMPANY

By _____ Recording Officer
 _____ Deputy

EXHIBIT "A" LEGAL DESCRIPTION

A portion of the NE 1/4 SW 1/4 of Section 7, Township 37 South, Range 15 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the brass cap monument marking the West quarter corner of said Section 7; thence East 1345.45 feet to a 5/8" iron pin; thence South 00 degrees 04' 44" East 658.35 feet to the true point of beginning for this description; thence continuing South 00 degrees 04' 44" East 659 feet, more or less to a 5/8" iron pin; thence North 89 degrees 37' 41" East 1323 feet to a 1/2" iron pin; thence North 00 degrees 10' 42.5" West 660 feet, more or less to a 1/2" iron pin; thence South 89 degrees 37' 04" West 1322 feet, more or less, to the true point of beginning.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of CA.

County of YOLO

On 5-11-94 before me, Trinie A. Montijo

personally appeared Leland J. Larson

☐ personally known to me - OR - ☒ proved to me on the basis of satisfactory evidence

NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

NAME(S) OF SIGNER(S)

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.



Trinie A. Montijo
SIGNATURE OF NOTARY

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

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

OPTIONAL SECTION

TITLE OR TYPE OF DOCUMENT Warranty Deed

NUMBER OF PAGES _____

DATE OF DOCUMENT _____

SIGNER(S) OTHER THAN NAMED ABOVE _____

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co
of May A.D., 19 94 at 3:45 o'clock P M., and duly recorded in Vol. M94
of Deeds on Page 16647

FEE \$35.00

Evelyn Biehn

By Pauline Miller County Clerk

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)