



KLAMATH COUNTY TITLE COMPANY

08-24-94 09:11 RCVM

K-41748

STATUTORY WARRANTY DEED (Individual or Corporation)

DUANE S. ADDINGTON AND SHARON E. ADDINGTON

Conveys and warrants to THOMAS MACPHEE & THERESA MACPHEE, husband and wife, Grantor.
the following described real property in the County of KLAMATH and State of Oregon, Grantee.

A parcel of land situated in the $W\frac{1}{2}S\frac{1}{2}N\frac{1}{2}SE\frac{1}{4}SE\frac{1}{4}$ of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon being more particularly described as follows:

Beginning at an iron pipe $1\frac{1}{2}$ " by 30" marking the initial point of Cypress Villa, said point being North $00^{\circ}16'46"$ West along the East line of said Section 11, a distance of 990.03 feet from a $1\frac{1}{2}$ " by 30" iron pipe marking the Southeast corner of said Section 11; thence North $89^{\circ}55'30"$ West, 676.33 feet to a $5/8$ " by 30" iron rod; thence continuing North $89^{\circ}55'30"$ West 80.5 feet, more or less to an existing wire fence, being the true point of beginning; thence continuing North $89^{\circ}55'30"$ West 565.84 feet to a $5/8$ " by 30" iron rod on the Easterly right of way line of Homedale Road; thence South $00^{\circ}31'02"$ East along said Easterly right of way line, 330.01 feet to a $5/8$ " by 30" iron rod; thence South $89^{\circ}55'30"$ East, 555.65 feet, more or less to an existing wire fence; thence Northeasterly along said existing fence to the point of beginning.

This property is free of liens and encumbrances, EXCEPT:

Subject to reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

The true consideration for this conveyance is \$ 67,571.00 (Here comply with the requirements of ORS 93.030*).

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 THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

DATED this 23th day of September 19 89 If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

Duane S. Addington
DUANE S. ADDINGTON

Sharon E. Addington
SHARON E. ADDINGTON

STATE OF OREGON, County of Klamath, ss.
The foregoing instrument was acknowledged before me
this 9th day of October 19 89
by DUANE S. ADDINGTON AND SHARON E. ADDINGTON

Debra S. Bullock
Notary Public for Oregon
My commission expires: 12-19-92

CORPORATE ACKNOWLEDGEMENT
STATE OF OREGON, County of _____, ss.
The foregoing instrument was acknowledged before me
this _____ day of _____ 19 _____
by _____ and _____
by _____
of _____
a corporation, on behalf of the corporation.

Notary Public for Oregon
My commission expires: _____

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
Dale J. & Barbara J. Koehler
4174 Marian Ct.
Klamath Falls, OR 97603
NAME, ADDRESS, ZIP

If a change is required all tax statements shall be sent to the following address:
same - no change

On OCT. 2ND 1989 said State, personally appeared _____ before me, the undersigned, a Notary Public in and for

proved to me on the basis of satisfactory evidence to be the person _____ whose name _____ subscribed to the within instrument and acknowledged that SHE executed the same.

Signature _____

(This area for official notarial seal)

Filed for record at request of Mountain Title Co the 24th day
of Aug A.D., 19 94 at 9:11 o'clock A M., and duly recorded in Vol. M94,
of Deeds on Page 26276

FEE \$35.00

Evelyn Biehn County Clerk

By Charles W. Henderson