



KLAMATH COUNTY TITLE COMPANY

08-24-74 09:11 RCVD

K-42066

STATUTORY WARRANTY DEED (Individual or Corporation)

THOMAS MACPHEE AND THERESA MACPHEE

conveys and warrants to EQUITY PRESERVATION INC., A CALIFORNIA CORPORATION, Grantor,

the following described real property in the County of KLAMATH and State of Oregon.

A parcel of land situated in the W¹/₂N¹/₂SE¹/₄ 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 1¹/₂" by 30" marking the initial point of Cypress Villa, said point being North 00°16'46" West along the East line of said Section 11, a distance of 990.03 feet from a 1¹/₂" by 30" iron pipe marking the Southeast corner of said Section 11; thence North 89°55'30" West, 676.33 feet to a 5/8" by 30" iron rod; thence continuing North 89°55'30" West 80.5 feet, more or less to an existing wire fence, being the true point of beginning; thence continuing North 89°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°31'02" East along said Easterly right of way line, 330.01 feet to a 5/8" by 30" iron rod; thence South 89°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 \$ 67,500.00 (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 12th day of March 19 90. If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

Thomas MacPhee
THOMAS MACPHEE

Theresa MacPhee
THERESA MACPHEE

STATE OF OREGON, County of Klamath ss.
The foregoing instrument was acknowledged before me
this 12th day of March 19 90
by Thomas MacPhee and
Theresa MacPhee

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.

Debra B. Buehler
Notary Public for Oregon
My commission expires: 12-19-92

Notary Public for Oregon

STATE OF OREGON, ss.
County of Klamath

After recording return to:

Dale J. & Barbara J. Koehler
4174 Marian Ct.
Klamath Falls, OR 97603
NAME ADDRESS, ZIP

Until a change is required all tax statements shall be sent to the following address:

same - no change

Filed for record at request of:

Mountain Title Co
on this 24th day of Aug A.D. 19 94
at 9:11 o'clock A M. and duly recorded
in Vol. M94 of Deeds Page 26278

Evelyn Biehn County Clerk

By Debra B. Buehler

Deputy.

Fee, \$30.00