



K-46946

# STATUTORY WARRANTY DEED

(Individual or Corporation)

RICHARD S. FAIRCLO, TRUSTEE UNDER THE LAST WILL AND TESTAMENT  
OF AMY I. WAGGONER  
IGNACIO J. GALVAN  
conveys and warrants to \_\_\_\_\_, Grantor,  
the following described real property in the County of KLAMATH and State of Oregon.

THE E $\frac{1}{2}$  OF SECTION 18, AND THE NE $\frac{1}{4}$ NE $\frac{1}{4}$  OF SECTION 19, TOWNSHIP 36 SOUTH, RANGE 13,  
EAST OF THE WILLAMETTE MERIDIAN.

TOGETHER WITH AN EASEMENT ACROSS THE NORTHERLY 30 FEET OF THE NE $\frac{1}{4}$  OF SECTION 13,  
TOWNSHIP 36 SOUTH, RANGE 13 AND THE NW $\frac{1}{4}$  OF SECTION 18, TOWNSHIP 36 SOUTH, RANGE 13  
EAST OF THE WILLAMETTE MERIDIAN, AND MORE PARTICULARLY DESCRIBED ON MAJOR PARTITION  
NO. 45-90, FILED IN THE OFFICE OF THE COUNTY CLERK ON MAY 3, 1991.

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 \$ 68,967.10 (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 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 LITIGATIONS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN  
ORS 30.930.

DATED this 10 day of October 19 94. If a corporate grantor, it has caused its name to be signed by  
resolution of its board of directors.

RICHARD S. FAIRCLO, TRUSTEE

## CORPORATE ACKNOWLEDGEMENT

STATE OF OREGON, County of KLAMATH ss.

The foregoing instrument was acknowledged before me  
this 20th day of October 19 94  
by RICHARD S. FAIRCLO, TRUSTEE FOR  
AMY I. WAGGONER

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: September 28, 1996

STATE OF OREGON, ss.

County of Klamath

Filed for record at request of:

Klamath County Title Co  
on this 20th day of Oct A.D. 19 94  
at 3:46 o'clock P.M. and duly recorded  
in Vol. M94 of Deeds Page 32721

Evelyn Biehn County Clerk  
By Pauline Mullendore Deputy.

Fee. \$30.00

After recording return to:  
IGNACIO GALVAN  
PO BOX 2308  
TURLOCK, CA 95380

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

IGNACIO GALVAN  
PO BOX 2308  
TURLOCK CA 95380