

90826 11-09-94A11:20 RCV MTC 33519-11K Vol. 194 Page 34564

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That

Emmet Joe Lahoda

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

Emmet Joe Lahoda and Edna Mae Lahoda, Husband and Wife

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:

SEE EXHIBIT A ATTACHED

(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 except those of record and those apparent on the land, if any

and that 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 \$ clear title

~~the whole of the above described premises, together with the appurtenances thereunto in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:~~

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 7 day of November, 1994; 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.

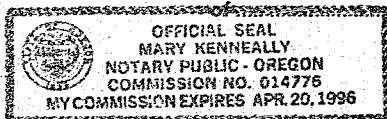
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

Emmet Joe Lahoda  
EMMET JOE LAHODA

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on November 7, 1994, by Emmet Joe Lahoda

This instrument was acknowledged before me on 19, by as



Mary Keneally  
Notary Public for Oregon  
My commission expires 4/20/96

Emmet Joe Lahoda  
7959 Pacific Lane  
Klamath Falls, OR 97603  
Grantor's Name and Address  
Emmet Joe and Edna Mae Lahoda  
7959 Pacific Lane  
Klamath Falls, OR 97603  
Grantee's Name and Address  
After recording return to (Name, Address, Zip):  
Emmet Joe Lahoda & Edna Mae Lahoda  
7959 Pacific Lane  
Klamath Falls, OR 97603  
Until requested otherwise send all tax statements to (Name, Address, Zip):  
Emmet Joe Lahoda  
7959 Pacific Lane  
Klamath Falls, OR 97603

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON, } ss.  
County of }  
I certify that the within instrument was received for record on the day of 19, at o'clock M., and recorded in book/reel/volume No. on page and/or as fee/file/instrument/microfilm/reception No. Record of Deeds of said County.  
Witness my hand and seal of County affixed.  
NAME TITLE  
By , Deputy.

# EXHIBIT "A" LEGAL DESCRIPTION

That portion of the N1/2 of the NE1/4 of Section 25, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the North line of said Section which is 170.9 feet East from the North quarter corner thereof; thence South 0 degrees 27' East a distance of 849.7 feet to a point on the Great Northern Railway right of way; thence in a Southeasterly direction along said right of way to point of intersection with line parallel to and 45 feet distant from the West line of this tract; thence North 0 degrees 27' West approximately 175 feet to the North line of property conveyed to John W. Matney et ux by Deed recorded on page 351 of Volume 306 of Deed Records of Klamath County, Oregon; thence North 39 degrees 30' East a distance of 255 feet; thence North 0 degrees 27' West a distance of 710.8 feet; thence South 89 degrees 30' West 300 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM that portion of the N1/2 of the NE1/4 of Section 25, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Commencing at a point on the North line of said Section 25 said point being 170.9 feet East of the North 1/4 corner of said Section 25; thence South 00 degrees 27' East, 849.7 feet to a point on the Northeasterly right of way line of the Great Northern right of way; thence South 47 degrees 54' East along said right of way 61.07 feet; thence leaving said right of way line North 00 degrees 27' West, 180.68 feet to the North line of that property conveyed to John W. Matney et ux, by deed recorded on page 351 of volume 306 of the Klamath County Deed Records said point being the point of beginning for this description; thence North 89 degrees 33' East, 255 feet; thence North 00 degrees 27' West, 170.82 feet; thence South 89 degrees 33' West, 255 feet; thence South 00 degrees 27' East, 170.82 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 9th day  
of Nov A.D., 19 94 at 11:20 o'clock A M., and duly recorded in Vol. M94  
of Deeds on Page 34564

Evelyn Biehn - County Clerk  
By [Signature]

FEE \$35.00