



## WARRANTY DEED

ASPEN TITLE #01042460

AFTER RECORDING RETURN TO:  
WARREN JOHN PHILLIPS11011 Campbell Ave  
Campbell, Ca 95008UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVEJOSEPH M. TOWERY, hereinafter called GRANTOR(S), convey(s) to  
WARREN JOHN PHILLIPS hereinafter called GRANTEE(S), all that  
real property situated in the County of KLAMATH, State of  
Oregon, described as:

SEE LEGAL DESCRIPTION ATTACHED HERETO MARKED EXHIBIT 'A'

"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 30.390."

and covenant(s) that grantor is the owner of the above described  
property free of all encumbrances except covenants, conditions,  
restrictions, reservations, rights, rights of way and easements  
of record, if any, and apparent upon the land,

and will warrant and defend the same against all persons who may  
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$55,000.00.. In  
construing this deed and where the context so  
requires, the singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument  
this 9th day of November 1994.

Joseph M. Towery  
JOSEPH M. TOWERY

STATE OF OREGON AND )  
COUNTY OF KLAMATH ) ss.  
(CASS)

The foregoing instrument was acknowledged before me this 13  
day of November, 1994, by JOSEPH M. TOWERY

Before me: Jayson Trenbeath JAYSON TRENBEATH  
Notary Public for Oregon ND  
My Commission Expires: 14 JUNE 1995

## PARCEL 1:

A portion of SW 1/4 of SE 1/4 of Section 6, Township 40 South, Range 14 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the intersection of the Southern boundary of said SW 1/4 of SE 1/4 of Section 6 and the centerline of the East Langell Valley Road, and proceeding Northwesterly along said centerline a distance of two hundred (200) feet; thence in a Northeasterly direction perpendicular to said centerline a distance of three hundred and fifty (350) feet; thence Southeasterly parallel to said centerline a distance of approximately three hundred and twenty-four (324) feet to the Southern boundary of said SW 1/4 of SE 1/4 of Section 6; thence due West along said Southern boundary approximately three hundred seventy-four feet (374) to the point of beginning.

EXCEPTING THEREFROM that portion lying within the boundaries of East Langell Valley Road.

## PARCEL 2:

That portion of the SW 1/4 SE 1/4 in Section 6, Township 40 South, Range 14 East of the Willamette Meridian, lying Easterly of the East Langell Valley Road, in the County of Klamath, State of Oregon.

EXCEPTING THEREFROM the following:

Beginning at the intersection of the Southern boundary of said SW 1/4 of SE 1/4 of Section 6 and the centerline of the East Langell Valley Road, and proceeding Northwesterly along said centerline a distance of two hundred (200) feet; thence in a Northeasterly direction perpendicular to said centerline a distance of three hundred and fifty (350) feet; thence Southeasterly parallel to said centerline a distance of approximately three hundred and twenty-four (324) feet to the Southern boundary of said SW 1/4 of SE 1/4 of Section 6; thence due West along said Southern boundary approximately three hundred seventy-four (374) feet to the point of beginning.

ALSO LESS AND EXCEPT any portion lying within the USBR East Lateral.

38685

## EXHIBIT "A" CONTINUED

## PARCEL 3:

That portion of the SE 1/4 SE 1/4, Section 6, Township 40 South, Range 14 East of the Willamette Meridian, in the County of Klamath, State of Oregon, lying Westerly of Langell Valley Irrigation District's Easterly right of way boundary of the existing irrigation ditch (East lateral), but subject to said ditch and right of way in Klamath County.

CODE 56 MAP 4014-600 TL 1000  
CODE 56 MAP 4014-600 TL 900  
CODE 56 MAP 4014-600 TL 1101

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 22nd day  
of Dec. A.D., 19 94 at 3:49 o'clock P M., and duly recorded in Vol. M94,  
of Deeds on Page 38683.  
Evelyn Biehn County Clerk  
By David M. Mullendore

FEE \$40.00