

KLAMATH COUNTY TITLE COMPANY

Vol. 1994 Page 39107

K-7483

STATUTORY WARRANTY DEED
(Individual or Corporation)

RICHARD T. HOGGARTH and KAREN E. HOGGARTH
conveys and warrants to ROBERT E. ISON and KAREN D. ISON, husband and wife, Grantor,
the following described real property in the County of KLAMATH and State of Oregon.
SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF AS
THOUGH FULLY SET FORTH HEREIN

SUBJECT TO:

1. 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.
2. TRUST DEED, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED OCTOBER 18, 1978, IN VOLUME M-78 PAGE 23494, MORTGAGE RECORDS OF KLAMATH COUNTY, IN FAVOR OF KLAMATH FIRST FEDERAL SAVINGS AND LOAN ASSOCIATIONS, A CORPORATION, WHICH TRUST DEED GRANTEE HEREIN DOES NOT AGREE TO ASSUME AND PAY ACCORDING TO THE TERMS AND PROVISIONS CONTAINED THEREIN.

This property is free of liens and encumbrances, EXCEPT:
AS SET FORTH HEREINABOVE.

The true consideration for this conveyance is \$ 0,000.00 (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 FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITATIONS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.130.

DATED this 28th day of DECEMBER 19 94, I, a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

Richard T. Hoggarth
RICHARD T. HOGGARTH

Karen E. Hoggarth
KAREN E. HOGGARTH

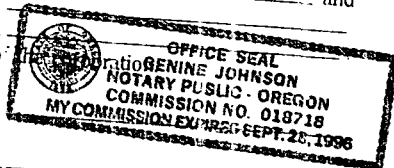
STATE OF OREGON, County of Klamath

The foregoing instrument was acknowledged before me this 29th day of December 19 94 by RICHARD T. HOGGARTH and KAREN E. HOGGARTH

CORPORATE ACKNOWLEDGEMENT

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

Denise Johnson
Notary Public for Oregon
My commission expires September 28, 1996



Notary Public for Oregon
My commission expires: _____

After recording return to:
ROBERT E. ISON
KAREN D. ISON
1864 DENVER
KLAMATH FALLS, OR 97601
NAME, ADDRESS, ZIP

Until a change is required all tax statements shall be sent to the following address:
RICHARD T. HOGGARTH
KAREN E. HOGGARTH

THIS SPACE RESERVED FOR RECORDER'S USE

EXHIBIT "A"

39108

Beginning at a 2" by 2" hub at the Northeast corner of property deeded to William E. Blackwood, et ux by Deed recorded May 21, 1928, in Volume 78 page 512, Deed records of Klamath County, Oregon, being further described as 330 feet South and 416.16 feet East of the Southwest corner of the NE1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian; thence East 91.1 feet; thence South 325.0 feet more less to the South line of the NE1/4 of said Section; thence West to an intersection with the centerline of the USBR Drain; thence Northwest along said center line to an intersection with a line running North and South from the point of beginning; thence North along said line 274.0 feet more or less to the point of beginning; being a portion of the SE1/4 of said Section 10.

EXCEPTING that portion lying within the boundaries of the USBR Drain.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co the 29th day
of Dec A.D., 19 94 at 3:17 o'clock P.M., and duly recorded in Vol. M94
of Deeds on Page 39107
Evelyn Biehn County Clerk
By Dorlene Mullens

FEE \$35.00