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MTC 21507-DS

12-30-94P03:18 RCVD

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That ELLEN ROSE ISBELL NEWMAN *hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by* GREGORY MAX VOGT *, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of* KLAMATH *and State of Oregon, described as follows, to-wit:*

THE W1/2 OF THE E1/2 OF THE SW1/4 OF THE NW1/4 OF THE NE1/4 OF SECTION 35, LYING SOUTH OF THE SPRAGUE RIVER HIGHWAY AND THE W1/2 OF THE E1/2 OF THE NW1/4 OF THE SW1/4 OF THE NE1/4 OF SECTION 35, LYING NORTH OF THE SPRAGUE RIVER IN TOWNSHIP 34 SOUTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

MOUNTAIN TITLE COMPANY

"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 30.930."

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple and the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as the date of this deed *and that grantor will warrant and forever defend the said 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 $ 19,000.00 [illegible] *(See ORS 93.030)*

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 28th *day of* December *, 19* 94 *; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.*

Ellen Rose Isbell Newman
ELLEN ROSE ISBELL NEWMAN

Louisiana
STATE OF OREGON,
County of EAST BATON ROUGE Parish ss.
[illegible], 19[illegible].

Personally appeared the above named ELLEN ROSE ISBELL NEWMAN [illegible] *and acknowledged the foregoing instrument to be* HER *voluntary act and deed.*

Before me: [signature]
Notary Public for Oregon LOUISIANA
My commission expires: on death

(SEAL)

STATE OF OREGON, County of [illegible]) ss.
The foregoing instrument was acknowledged before me this [illegible], *19*[illegible], *by* [illegible], *president, and by* [illegible], *secretary of* [illegible], *a* [illegible] *corporation, on behalf of the corporation.*

Notary Public for Oregon [illegible]
My commission expires: (SEAL)

~~ELLEN ROSE ISBELL NEWMAN~~
~~15335 PANAMA WEED RD.~~
~~EATON ROUGE, LA 70816~~
GRANTOR'S NAME AND ADDRESS

GREGORY MAX VOGT
~~13341 WILLOW VALLEY RD.~~
~~NEVADA CITY, CA 95959~~
GRANTEE'S NAME AND ADDRESS

After recording, return to:
~~GREGORY MAX VOGT~~
~~13341 WILLOW VALLEY RD.~~
~~NEVADA CITY, CA 95959~~
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
GREGORY MAX VOGT
13241 WILLOW VALLEY RD.
NEVADA CITY, CA 95959
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,
ss.
County of Klamath
I certify that the within instrument was received for record on the 30th *day of* Dec [illegible], *19* 94 *, at* 3:18 *o'clock* P *M., and recorded in book* M94 *on page* 39277 *or as file/reel number* 93096 *, Record of Deeds of said county.*
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pauline Mullendore *Deputy*

Fee $30.00

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