

95608

WARRANTY DEED

Vol. m95 Page 4589KNOW ALL MEN BY THESE PRESENTS, That Jeffrey T. Wood

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by James C. Pershall  
Cheryl L. Pershall with full Right of Survivorship  
 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:

The SW 1/4 SE 1/4 of Section 28, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point from which the quarter corner common to Sections 28 and 33, Township 39 South, Range 8 East of the Willamette Meridian bears West 660.7 feet distant; thence North 1 degree 17' East 207.0 feet to the southerly line of the Ashland-Klamath Falls Highway; thence along said line North 62 degrees 28' East 254.0 feet; thence South 27 degrees 32' East 365.85 feet; thence West 394.34 feet to the point of beginning.

EXCEPTING THEREFROM that portion lying within the boundaries of USBR Keno Canal.

CODE 20 MAP 3908-28DO TL 1300

(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 covenants conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land

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 \$ 8,892.34

① However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). ② (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)

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 1st day of March, 1995; 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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

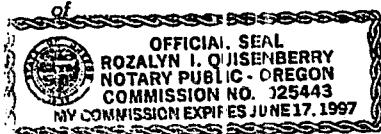
STATE OF OREGON, County of Klamath ) ss.

This instrument was acknowledged before me on March 1, 1995, by Jeffrey T. Wood

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_, by \_\_\_\_\_

as

of



Rozalyn I. Quisenberry  
 Notary Public for Oregon  
 My commission expires 6-17-97

Jeffrey T. Wood

Grantor's Name and Address

James C. PershallCheryl L. Pershall

Grantee's Name and Address

After recording return to (Name, Address, Zip):

Aspen Title Escrow525 Main StreetKlamath Falls 97601 #1243

Until requested otherwise send all tax statements to (Name, Address, Zip):

James C. Pershall14011 Ravenwood Dr.Klamath Falls OR 97601SPACE RESERVED  
FOR  
RECORDER'S USESTATE OF OREGON,  
County of Klamath } ss.

I certify that the within instrument was received for record on the 1st day of March, 19 95, at 3:16 o'clock P.M., and recorded in book/reel/volume No. M95 on page 4589 and/or as fee/file/instrument/microfilm/reception No. 95608, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch Co ClerkBy Annette Mueller Deputy.

Fees: \$30.00