

NA

35610

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That  
JOHN MCCOMMONS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
GLEN W. CURTIS AND EVA DARLENE CURTIS, 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 HERETO AND BY THIS REFERENCE MADE A PART HEREOF

SUBJECT TO: Trust Deed in favor of Jackie W. Wegner and Sheri L. Wegner, husband  
and wife, dated August 9, 1994, recorded August 12, 1994, in Volume  
M94 page 24998, Mortgage records of Klamath County, Oregon, which  
Trust Deed Grantee herein agrees to assume and pay according to the  
terms and provisions thereof.

(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  
SUBJECT TO 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.

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 \$40,832.65  
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). (The sentence between the symbols @, 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 28th day of February, 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 30.900.

JOHN MCCOMMONS

STATE OF OREGON, County of Klamath

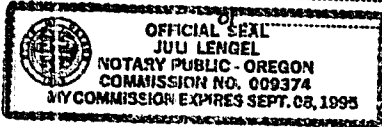
This instrument was acknowledged before me on February 28, 1995,

by JOHN MCCOMMONS

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

by \_\_\_\_\_,

as \_\_\_\_\_,



Notary Public for Oregon  
My commission expires 9/8/95

Grantor's Name and Address

Grantee's Name and Address

After recording return to (Name, Address, Zip):  
Glen & Darlene Curtis  
PO Box 586  
Keno OR 97627

Until requested otherwise send all tax statements to (Name, Address, Zip):  
Glen & Darlene Curtis  
PO Box 586  
Keno OR 97627

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,  
County of \_\_\_\_\_ } ss.

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/title/instru-  
ment/microfilm/reception No. \_\_\_\_\_,  
Record of Deeds of said County.

Witness my hand and seal of  
County affixed.

By \_\_\_\_\_, Deputy.

## EXHIBIT "A"

## DESCRIPTION OF PROPERTY

The following described real property situate in Klamath County, Oregon:

A parcel of land lying in Section 32, Township 39 South, Range 8 East of the Willamette Meridian, more particularly described as follows:

Beginning at a well-established fence corner, which corner is common to lands owned by Colwell, Heim and Hess, and which fence corner lies North  $89^{\circ}19.9'$  West 368 feet distant from the Northeast corner of the SE $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 29, Township 39 South, Range 8 E.W.M., thence South  $89^{\circ}19.9'$  East 368 feet along a well-established fence lying between lands owned by Colwell and Hess; thence along said fence and bearing  $413.60$  feet to a steel bar; thence along said fence and bearing  $30.11$  feet; thence South  $4^{\circ}11.3'$  East  $3029.41$  feet to a steel bar; thence North  $72^{\circ}14.4'$  East  $296.98$  feet to a steel bar, which bar is the true point of beginning of this description; thence North  $72^{\circ}14.4'$  East  $194$  feet to a steel bar; thence South  $0^{\circ}53'$  West  $200$  feet to a steel bar set in an established fence which lies on the Northwestern right of way line of the Klamath Falls-Ashland State Highway; thence South  $72^{\circ}56.4'$  West  $135$  feet along said fence and right of way line to a steel bar; thence North  $16^{\circ}16.7'$  West  $187.93$  feet to a steel bar which is the true point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co the 1st day  
of March A.D., 19 95 at 3:18 o'clock P. M., and duly recorded in Vol. M95  
of Deeds on Page 4591.

FEE \$35.00

Bernetha G. Letsch, County Clerk

By Pauline Miller