

96805

95982

03-09-95P03:52 RCVD

Vol. M95 Page 6940

5381

Vol. M95 Page _____



Aspen
TITLE & ESCROW, INC.

WARRANTY DEED

ASPENT TITLE #05042724
AFTER RECORDING RETURN TO:
BARTON K. & PAUL G. ADAMS

PO Box 999
Garland, CO 81601

BEING RE-RECORDED TO CORRECT THE INTEREST
OF THE GRANTEE(S)

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

JEAN A. DAVENPORT hereinafter called GRANTOR(S), convey(s) to PGA
PAUL G. ADAMS AND BARTON K. ADAMS, ~~not~~ as tenants in common with
~~with the right of survivorship~~, hereinafter called GRANTEE(S), PGA
all that real property situated in the County of KLAMATH, State
of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH
HEREIN.....

"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, contracts and/or
liens for irrigation and/or drainage,

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
\$ -0-.

In construing this deed and where the context so requires, the
singular includes the plural.

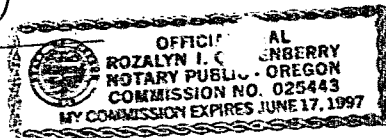
IN WITNESS WHEREOF, the grantor has executed this instrument
this 13th day of December 1994.

Jean A. Davenport
JEAN A. DAVENPORT

STATE OF OREGON)
County of KLAMATH)ss.

The foregoing instrument was acknowledged before me this 8th
march, 1995, by Jean A. Davenport.

Before me: Rozalyn J. C. Enberry
Notary Public for OREGON
My Commission Expires: 6-17-97



03-24-95A10:54 RCVD

EXHIBIT "A"

A tract of land situated in the S 1/2 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Southwest corner of that land described in Book M-72 at Page 1623, as recorded in the Klamath County Deed Records, which is North 12 degrees 14' 37" West 536.95 feet from the South quarter corner of said Section 1; thence North 03 degrees 24' West, along the Westerly line of said land, 83.2 feet; thence North 23 degrees 39' 30" East along the Westerly line of that land described in Book M-72 at Page 1625 of said Deed Records, 577.61 feet to the Southerly right of way line of State Highway No. 140; thence North 46 degrees 09' West along said right of way line, 370.18 feet, more or less, thence South 60 degrees 21' West 80.70 feet, South 11 degrees 21' West 365.5 feet, South 32 degrees 14' West 166.10 feet, South 01 degree 13' West 217.08 feet; thence South 67 degrees 44' East 297.55 feet, more or less, to the point of beginning, with bearings based on recorded Survey No. 625, as recorded in the office of the Klamath County Surveyor.

SAVING AND EXCEPTING THEREFROM a tract of land situated in the S 1/2 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Southwest corner of that tract of land described in Book M-72 at Page 1623 as recorded in the Klamath County Deed Records, which is North 12 degrees 14' 37" West, 536.95 feet from the South quarter corner of said Section 1; thence North 03 degrees 24' West, along the Westerly line of said land, 83.2 feet; thence North 23 degrees 39' 30" East, along the Westerly line of that tract of land described in Book M-72 at Page 1625, said Deed Records, 577.61 feet to the Southerly right of way line of State Highway No. 140; thence North 46 degrees 09' West along said right of way line, 200.00 feet; thence South 43 degrees 51' West 50.00 feet; thence South 20 degrees 27' 53" West, 679.84 feet to a point that bears North 67 degrees 44' West from the point of beginning; thence South 67 degrees 44' East, 205.00 feet to the point of beginning, with bearings based on recorded Survey No. 625, as recorded in the office of the Klamath County, Surveyor.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 9th day of March A.D., 19 95 at 3:52 o'clock P M., and duly recorded in Vol. 6941 of Deeds on Page 5381

FEE \$35.00

INDEXED

By Bernetha G. Letsch, County Clerk
Lynette M. Lett



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 24th day of March A.D., 19 95 at 10:54 o'clock A M., and duly recorded in Vol. M95 of Deeds on Page 6940

FEE \$10.00

By Bernetha G. Letsch, County Clerk
Lynette M. Lett