

WARRANTY DEED

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MTC 34552mk

KNOW ALL MEN BY THESE PRESENTS, That

SUZANNE EMILY YOUNGBLOOD FKS SUZANNE EMILY PIERCE

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
ELIZABETH A. DUNN

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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE



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 \$ 31,500.00

[illegible]

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 8th day of March, 1995; 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.

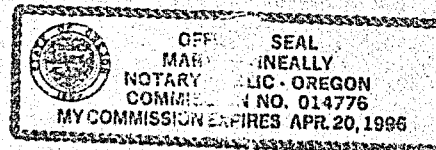
STATE OF OREGON,
County of Clatsop
March 8, 1895

Personally appeared the above named _____
SUZANNE EMILY YOUNGBLOOD

_____ and acknowledged the foregoing instrument
to be her voluntary act and deed.

Before me:

Ma Kennell
Notary Public for Oregon
My commission expires: 4/20/2025



STATE OF OREGON, County of _____) ss.
The foregoing instrument was acknowledged before me this _____, 19____, by _____, _____ president, and by _____, _____ secretary of _____.

a _____ corporation, on behalf of the corporation.
Notary Public for Oregon _____
My commission expires: _____ (SEAL)

SUZANNE EMILY YOUNGBLOOD

GRANTOR'S NAME AND ADDRESS

ELIZABETH A. DUNN

P.O. Box 7421
KLAMATH FALLS, OR 97602

URANTEE'S NAME AND ADDRESS

After recording details of

ELIZABETH A. DUNN

K.D. 1421
KLAMATH FALLS, OR 97602

NAME ADDRESS ZIP

Until a change is requested all tax statements shall be sent to the following address:

~~ELIZABETH A. DUNN~~

P.O. Box 7421
KLAMATH FALLS, OR 97605

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____
 I certify that the within instrument was
 received for record on the _____
 day of _____, 19_____,
 at _____ o'clock _____ M., and recorded
 in book _____ on page _____ or as
 file/reel number _____,
 Record of Deeds of said county.
 Witness my hand and seal of County
 affixed.

By _____ Recording Officer
Deputy

7623

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land lying in the SE1/4 of Section 13, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon and being a portion of the following described tract:

Beginning at a 5/8" iron pin situated on the North right of way line of the County Road, known as Airway Drive, said point being North 30 feet and East 1130 feet from the quarter corner common to Sections 13 and 24 of said township and range; thence North 210 feet; thence East 288 feet; thence South 210 feet to a point on the North line of Airway Drive; thence West along said North line 288 feet to the point of beginning.

LESS AND EXCEPTING that portion conveyed to Klamath County by Tim Agard and Debra Agard, husband and wife and Roy Howard, dated June 30, 1975, recorded July 9, 1975 in Volume M75, page 7735, Microfilm Records of Klamath County, Oregon.

3909-1300-1200

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co
of March A.D., 19 95 at 3:39 o'clock P the 30th day
of Deeds on Page 7622 and duly recorded in Vol. M95

FEE \$35.00

By Bernetha G. Lersch County Clerk