

99771

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That

Loyal G. Pearce

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

Kent Gambee

, 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:

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 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 \$ 170,000.00

~~However, the actual consideration consists of a number of parcels of land, the description of which is set forth in Exhibit A, which is made a part hereof by this reference. The terms of the deed apply to all of the parcels described in Exhibit A.~~

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 10th day of May, 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 Klamath

May 10, 1995 ss.

Personally appeared the above named

LOYAL G. PEARCE

and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires:

12/20/98



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)

LOYAL G. PEARCE

GRANTOR'S NAME AND ADDRESS

KENT GAMBEE  
433 N.W. Skyline Blvd.  
Portland, OR 97229

GRANTEE'S NAME AND ADDRESS

After recording returns to:

KENT GAMBEE  
433 N.W. Skyline Blvd.  
Portland, OR 97229

NAME, ADDRESS, ZIP

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

Kent Gambee  
433 N.W. Skyline Blvd.  
Portland, OR 97229

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

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

EXHIBIT "A"  
LEGAL DESCRIPTION

12125

Government Lots 1 and 5 in Section 24, Township 37 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

Government Lots 2 and 3 and the S1/2 Lot 1; NE1/4 SW1/4; and the E1/2 of the NW1/4; and the N1/2 of the SE1/4; and the SW1/4 of the NE1/4; Section 19, in Township 37 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; EXCEPTING THEREFROM that part that lies East of and adjoining Simpson Canyon Road.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 10th day  
of May A.D., 19 95 at 3:06 o'clock P M., and duly recorded in Vol. M95,  
of Deeds on Page 12124.

Bernetha G. Letsch, County Clerk

FEE \$35.00

By Douglas Millendre