

## NTC 35609 HF WARRANTY DEED

Vol. 1195 Page

JACK L. HOGGARTH and MARY W. HOGGARTH,  
Grantor(s) hereby grant, bargain, sell and convey to  
DEAN A. FLOHR,  
Grantee(s) and grantee's heirs, successors and assigns the following described  
real property, free of encumbrances except as specifically set forth herein in  
the County of KLAMATH and State of Oregon, to wit:  
SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE  
SUBJECT TO: all those items of record and those apparent upon the land, if  
any, as of the date of this deed and those shown below, if any:

and the 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.

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.

The true and actual consideration for this conveyance is \$ 80,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 4303 DENVER AVE, KLAMATH FALLS, OR 97603

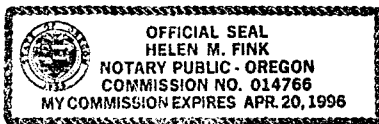
Dated this 1st day of August, 1995

Jack L. Hoggarth  
JACK L. HOGGARTH  
Mary W. Hoggarth  
MARY W. HOGGARTH

## NOTARY ACKNOWLEDGEMENT

STATE OF Oregon SS. August 1 1995  
COUNTY OF Klamath

Personally appeared the above named JACK L. HOGGARTH AND MARY W. HOGGARTH  
and acknowledged the foregoing instrument to be THEIR voluntary act.



(seal)

Return to:

DEAN A. FLOHR  
4303 DENVER AVE  
KLAMATH FALLS, OR 97603

Before me:

Helen M. Fink

Notary Public for OREGON

My commission expires 4/20/96

# **EXHIBIT "A"** **LEGAL DESCRIPTION**

A parcel of land situated in the N1/2 of the SW1/4 of the NW1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence South 0 degrees 13 1/2' East along the West line of said Section 1662.5 feet to the intersection with the center line of a 60 foot road; thence North 89 degrees 44 1/2' East along the center line of said road 399.4 feet, to the true point of beginning; thence North 0 degrees 07' West 332 feet more or less to an iron pin in the Northerly boundary of the N1/2 of the SW1/4 of the NW1/4 of said Section; thence South 89 degrees 47' West along the said boundary line 219.4 feet, more or less, to the center line of the U.S.R.S. Drain Ditch 1-C-9-A as constructed about 1933; thence South 0 degrees 07' East along the said center line 332 feet more or less to the center line of before mentioned 60 foot road; thence North 89 degrees 44 1/2' East along said center line 219.4 feet, more or less to the true point of beginning.

SAVING AND EXCEPTING a strip of land 30 feet in width along the South line of said premises to be used for road purposes.

TOGETHER WITH A 1975 NASHUA MOBILE HOME WITH LICENSE PLATE #X122851 which is situate on the real property described herein.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 1st day  
of Aug A.D., 19 95 at 3:55 o'clock P M., and duly recorded in Vol. M95,  
of Deeds on Page 20167.

FEE \$35.00

By Bernetha G. Letsch County Clerk