

WARRANTY DEED

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NTC35583MK

MARTHA Y. LOPEZ,

Grantor(s) hereby grant, bargain, sell and convey to
PAUL SEIFERT and DONNA SEIFERT, husband and wife,
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 \$ 7,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 6768 SUMMIT VALLEY ROAD, HESPERIA, CA 92345

Dated this 4th day of August, 1995

Martha Y. Lopez
MARTHA Y. LOPEZ

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon

COUNTY OF Klamath

SS. August 4 19 95

Personally appeared the above named Martha Y. Lopez

and acknowledged the foregoing instrument to be her voluntary act.



Before me:

Marjorie A. Stuart

Notary Public for Oregon

My commission expires 12-20-98

(seal)

Return to:

PAUL SEIFERT
6768 SUMMIT VALLEY ROAD
HESPERIA, CA 92345

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land located in the SW1/4 NE1/4 of Section 35, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Commencing at a brass cap monument marking the Southeast corner of the SW1/4 NE1/4 of Section 35, Township 34 South, Range 7 East of the Willamette Meridian; thence, North 0 degrees 47' 32" East 350.00 feet along the Easterly line of said SW1/4 NE1/4; thence, South 89 degrees 04' 10" West 405.68 feet to the True Point of Beginning for this parcel; thence, South 0 degrees 42' 21" East 284.48 feet; thence, North 88 degrees 07' 42" West 300.30 feet; thence North 0 degrees 42' 21" West 269.80 feet; thence, North 89 degrees 04' 10" East 300.00 feet to the True Point of Beginning; being subject to a 15.00 foot-wide road easement along the Southerly 15.00 feet of the above described parcel.

Also described as Parcel No. 1 of Minor Partition No. 25-89 being situate in the SW1/4 NE1/4 of Section 35, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, filed in the office of the Klamath County Surveyor on October 13, 1989.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 4th day
of Aug A.D., 19 95 at 11:46 o'clock A M., and duly recorded in Vol. M95
of Deeds on Page 20639.

Bernetha G. Letsch, County Clerk

FEE \$35.00

By [Signature]