

MTC3599ADS

WARRANTY DEED Vol. 1195 Page _____

JOHN W. VANDER LINDEN and JACQUELINE VANDER LINDEN, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell and convey to JON L. DEESE and SUSAN L. DEESE, 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 ATTACHED LEGAL DESCRIPTION NOTED as Exhibit "A" AND MADE A PART HEREIN 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 \$ 123,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 2820 OLD MIDLAND RD., KLAMATH FALLS, OR 97601

Dated this 28th day of August, 1995

John W. Vander Linden
JOHN W. VANDER LINDEN

Jacqueline Vander Linden
JACQUELINE VANDER LINDEN

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon ss. Aug. 28 19 95
COUNTY OF Klamath
Personally appeared the above named JOHN W. VANDER LINDEN + JACQUELINE VANDER LINDEN
and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Kristi L. Redd
Notary Public for OREGON

My commission expires 11/16/95

(seal)

Return to:
JON L. DEESE
2820 OLD MIDLAND RD.
KLAMATH FALLS, OR 97601

EXHIBIT "A" LEGAL DESCRIPTION

A parcel of land situate in the NW1/4 of Section 3, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Commencing at the Northwest corner of said Section 3; thence North 89 degrees 54' 58" East along the North line of said Section 3, 579.68 feet; thence leaving said section line South 00 degrees 05' 02" East 30.00 feet to a 5/8 inch iron pin on the Southerly right of way line of Old Midland Road, said point being the point of beginning for this description; thence North 89 degrees 54' 58" East along said right of way line, 201.92 feet to a 5/8 inch iron pin; thence leaving said right of way line South 00 degrees 05' 02" East 461.27 feet to a 5/8 inch iron pin on the Northerly right of way line of the KID C-4 Lateral; thence North 73 degrees 38' 02" West along said right of way line 210.53 feet to a 5/8 inch iron pin; thence leaving said right of way line North 00 degrees 05' 02" West 401.64 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 30th day
of Aug A.D., 19 95 at 2:54 o'clock P M., and duly recorded in Vol. M95
of Deeds on Page 23450.

FEE \$35.00

By Bernetha G. Letch County Clerk
[Signature]