

MTC 3579a MK

WARRANTY DEED

Vol. 1195 Page 23504

MILES R. ROSEDALE,

Grantor(s) hereby grant, bargain, sell and convey to
GLENN M. HOWARD and C. CHRISTINE HOWARD, 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:

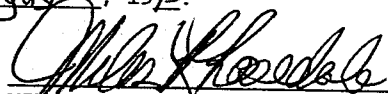
and the grantor will warrant and forever defend the said premises and every
part and parcel thereof against the lawful claims and demands of all persons
whomsoever, except those claiming under the above described encumbrances.

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 \$ 147,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: ,GLENN M. HOWARD & C. CHRISTINE HOWARD, P.O. BOX 742, KLAMATH FALLS, OR
97601

Dated this 29th day of August, 1995.


MILES R. ROSEDALE

NOTARY ACKNOWLEDGEMENT

STATE OF _____ SS. _____ 19 _____
COUNTY OF _____

Personally appeared the above named _____
and acknowledged the foregoing instrument to be _____ voluntary act.

See attached notary

Before me:

Notary Public for _____

My commission expires _____

(seal)

Return to:
GLENN M. HOWARD
PO BOX 742
KLAMATH FALLS, OR 97601

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Los Angeles

On Aug 29 1995 before me, Leah H. Nealon, Notary Public
 personally appeared miles R. Rosedale

☒ personally known to me -OR- ☒ proved to me on the basis of satisfactory evidence to be the person(~~s~~) whose name(~~s~~) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she~~/~~they~~ executed the same in his/~~her~~/~~their~~ authorized capacity(~~ies~~), and that by his/~~her~~/~~their~~ signature(~~s~~) on the instrument the person(~~s~~) or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.



Witness my hand and official seal.

Leah H. Nealon

OPTIONAL

CAPACITY CLAIMED BY SIGNER

- ☒ INDIVIDUAL(~~s~~)
☐ CORPORATE OFFICER(S) _____ TITLE(S)
☐ PARTNER(S)
☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ SUBSCRIBING WITNESS
☐ GUARDIAN/CONSERVATOR
☐ OTHER: _____

DESCRIPTION OF ATTACHED DOCUMENT

Title or Type of Document WARRANTY
DEED
 Number of Pages 25
 Date of Document 8-29-95
 Signer(s) Other Than Named Above _____

SIGNER IS REPRESENTING:
 NAME OF PERSON(S) OR ENTITY(IES)

N/A

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the Northwest one-quarter of Section 20, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8" iron pin marking the Northwest corner of said Section 20; thence North 89 degrees 45' 24" East, along the North line of said Section 20, 2180.17 feet; thence South 00 degrees 14' 35" East, 500.00 feet; thence South 89 degrees 45' 24" West parallel to the North line of said Section 20, 1930.22 feet to a point on the Northeasterly right of way of Oregon State Highway 39; thence North 33 degrees 46' 40" West, along the Northeasterly right of way line of said Oregon State Highway 39, 452.68 feet to a point on the West line of said Section 20; thence North 00 degrees 10' 54" West along the West line of said Section 20, 122.67 feet to the point of beginning.

EXCEPTING THEREFROM any portion lying within the Zuckerman Road right of way.

ALSO EXCEPTING THEREFROM any portion lying within the State Highway #39.

AND ALSO EXCEPTING THEREFROM that portion lying within the USBR C-9 Lateral right of way.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 31st day
of Aug A.D., 19 95 at 10:28 o'clock A M., and duly recorded in Vol. M95,
of Deeds on Page 23504.

Bernetha G. Letsch, County Clerk

By [Signature]

FEE \$40.00