

5574

09-05-95A10:46 RCVD

WARRANTY DEED

Vol. 1195 Page 23835MTC 35919 KR
DOROTHY E. ROFF AKA DOROTHY ELAINE ROFF,

Grantor(s) hereby grant, bargain, sell and convey to

GARY G. WAINWRIGHT,

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 EXHIBIT "A".

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 \$ 35,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 921 SEPULVEDA STREET, SAN PEDRO, CA 90731

Dated this 15th day of August, 1995Dorothy E. Roff
DOROTHY E. ROFF AKA DOROTHY ELAINE ROFF

NOTARY ACKNOWLEDGEMENT

STATE OF Oregonss. 8/15 19 95COUNTY OF KlamathPersonally appeared the above named Dorothy E. Roffand acknowledged the foregoing instrument to be her voluntary act.

Before me:

Pamela J. SpencerNotary Public for OregonMy commission expires 8/16/96

(seal)

Return to:

GARY G. WAINWRIGHT
921 SEPULVEDA STREET
SAN PEDRO, CA 90731

EXHIBIT "A"
LEGAL DESCRIPTION

Commencing at a point 1980 feet South and 1293 feet East of the Northwest corner of Section 14, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon; thence South 100 feet; thence East 120 feet; thence North 100 feet; thence West 120 feet to the place of beginning, being a portion of Government Lots 13 and 14 and ALSO a Lot more particularly described as follows:

Beginning at a point which is 2080 feet South and 1293 feet East of the Northwest corner of Section 14, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon; thence South 50 feet; thence East 120 feet; thence North 50 feet; thence West 120 feet to the place of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 5th day
of Sept A.D., 19 95 at 10:46 o'clock A M., and duly recorded in Vol. M95,
of Deeds on Page 23835

FEE \$35.00

By Bernetha G. Letsch County Clerk
Bernetha G. Letsch