

MTC36023DS

## WARRANTY DEED

Vol 1995 Page 7

OTIS C. KNIGHTON AND WINNIFRED O. KNIGHTON CO-TRUSTEES, U.T.D., JUNE 6, 1985., Grantor(s) hereby grant, bargain, sell and convey to KEVIN DOUGLAS RAFFERTY, 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 \$ 83,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: P.O. Box 1935 Klamath Falls OR 97601

Dated this 29th day of August, 1995.

U.T.D. JUNE 6, 1985

X BY: Otis C. Knighton CO-TRUSTEE  
OTIS C. KNIGHTON

X BY: Winnifred O. Knighton CO-TRUSTEE  
WINNIFRED O. KNIGHTON

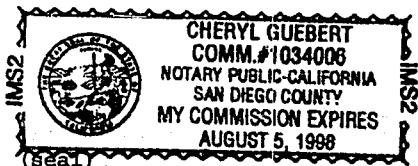
## NOTARY ACKNOWLEDGEMENT

STATE OF California

COUNTY OF San Diego

SS. August 29, 19 95

Personally appeared the above named Otis C. Knighton & Winnifred O. Knighton and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Cheryl Guebert  
Notary Public for State of California

My commission expires 8/5/98

Return to:  
KEVIN DOUGLAS RAFFERTY

P.O. Box 1935

Klamath Falls OR 97601

STATE OF CALIFORNIA,

COUNTY OF San Diego

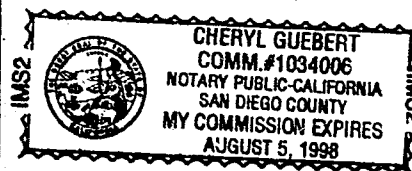
} S.S.

On August 29, 1995, before me, Cheryl Guebert  
a Notary Public in and for said County and State, personally  
appeared Otis C. Knighton and Winnifred O. Knighton \* \* \* \* \*

\* \* \* \* \*

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.

FOR NOTARY SEAL OR STAMP



WITNESS my hand and official seal.

Signature

Cheryl Guebert

STATE OF CALIFORNIA,

COUNTY OF \_\_\_\_\_

} S.S.

On \_\_\_\_\_, before me, \_\_\_\_\_  
a Notary Public in and for said County and State, personally  
appeared \_\_\_\_\_

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.

FOR NOTARY SEAL OR STAMP

WITNESS my hand and official seal.

Signature \_\_\_\_\_

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

Beginning at the Southeast corner of the W1/2 of the NW1/4 of the SE1/4 of Section 15, Township 36 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon; thence Northerly along the East line of the W1/2 of the NW1/4 of the SE1/4 of said Section 15 a distance of 179.7 feet; thence North 89 degrees 37' West 630.3 feet, to a point on the Easterly right of way line of the Dalles-California Highway which is South 4 degrees 20' East along said right of way line, a distance of 1800 feet from the North line of Lot 14 in said Section 15; thence South 4 degrees 20' East 181.7 feet to the South line of the W1/2 of the NW1/4 of the SE1/4 of said Section 15; thence Easterly along the said South line 609.7 feet, more or less, to the point of beginning, being a portion of the W1/2 of the NW1/4 of the SE1/4 of Section 15, Township 36 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

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 3:43 o'clock P M., and duly recorded in Vol. M95  
of Deeds on Page 23915

FEE \$40.00

By Bernetha G. Letsch County Clerk