

MTC 36005NF

## WARRANTY DEED

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THOMAS H. METCALFE,

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

ROBERT P. KINGZETT,

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:

The North 1/2 of the South 1/2 of the South East 1/4 of the North East 1/4 of Section 17, Township 35 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon excepting that portion lying East of the Center line of Mill Creek. Excluding the Western 30 feet as a non-exclusive easement for ingress and egress.

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 \$ 5,500.00.

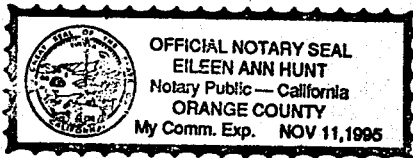
Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1255 PACIFIC TERRACE, Klamath Falls, OR 97601

Dated this 22nd day of August, 1995

Thomas H. Metcalfe  
THOMAS H. METCALFE

## NOTARY ACKNOWLEDGEMENT

STATE OF California SS. August 22 19 95  
COUNTY OF Orange  
Personally appeared the above named Thomas H. METCALFE  
and acknowledged the foregoing instrument to be his voluntary act.



(seal)

Before me:

Eileen Ann Hunt  
Notary Public for California  
My commission expires 11-11-95

Return to:

ROBERT P. KINGZETT

1255 PACIFIC TERRACE  
Klamath Falls, OR 97601

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 11th day  
of Sept A.D., 19 95 at 3:44 o'clock P M., and duly recorded in Vol. M95  
of        Deeds on Page 24559

FEE \$30.00

By Bernetha G. Lersch County Clerk  
Bernetha G. Lersch