

MTC 36089HF

## WARRANTY DEED

WILLIAM D. KEESEE, AS TO AN UNDIVIDED 1/3 INTEREST, JERRY L. KEESEE, AS TO AN UNDIVIDED 1/3 INTEREST AND ROBERT D. KEESEE, TRUSTEE OF THE ROBERT D. KEESEE LOVING TRUST AS TO AN UNDIVIDED 1/3 INTEREST, Grantor(s) hereby grant, bargain, sell and convey to ESTILL B. MC DOWELL and JUDITH M. MC DOWELL, 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 \$ 85,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 6513 APPALOOSA CT, KLAMATH FALLS, OR 97603

Dated this 30 day of Aug, 1995

WILLIAM D. KEESEE

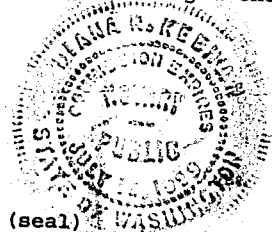
JERRY L. KEESEE

TRUSTEE OF THE ROBERT D. KEESEE LOVING

BY: \_\_\_\_\_ TRUSTEE  
ROBERT D. KEESEE

## NOTARY ACKNOWLEDGEMENT

STATE OF Wash  
COUNTY OF Clark SS. 30 Aug 19 95  
Personally appeared the above named Jerry L Keesee  
and acknowledged the foregoing instrument to be a voluntary act.



Before me:

Diana R Keenan

Notary Public for Wash

My commission expires 7/15/99

Return to:

ESTILL B. MC DOWELL  
6513 APPALOOSA CT  
KLAMATH FALLS, OR 97603

EXHIBIT "A"  
LEGAL DESCRIPTION

A portion of the SE1/4 of the NW1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the South boundary line of the SE1/4 NW1/4 of Section 2, Township 39 South, Range 9 East, Willamette Meridian, 905 feet East of the Southwest corner of said SE1/4 NW1/4 of said Section 2; thence East 80 feet along the South boundary of said Section 2; thence North 545 feet to a point; thence West 80 feet to a point; thence, South 545 feet to the point of beginning, EXCEPTING that portion awarded to the State of Oregon, by and through its State Highway Commission, by decree entered March 19, 1965, Case No. 64-24 L in the Circuit Court of the State of Oregon for Klamath County.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 13th day  
of Sept A.D., 19 95 at 3:14 o'clock P M., and duly recorded in Vol. m95  
of Deeds on Page 24845.

Bernetha G. Letsch, County Clerk

FEE \$35.00

By Annette Mueller