

K-48312

**STATUTORY WARRANTY DEED**  
 (Individual or Corporation)

EMMA ACHLEITHNER

conveys and warrants to DON KEMP, Grantor,the following described real property in the County of KLAMATH and State of Oregon.

**PARCEL ONE:** Beginning at a point on the West line of Section 18, Township 37 South, Range 9 East of the Willamette Meridian 368 feet North of the Southwest corner of said Section 18; running thence East 268.7 feet; thence North 268.7 feet; thence West 268.7 feet to the said West line of Section 18; thence South along said Section line to the place of beginning.

**PARCEL TWO:** Beginning at the Southwest corner of Section 18 Township 37 South, Range 9 East of the Willamette Meridian; thence North 89°52' East 196 feet; thence North 367.55 feet; thence West 196 feet to the West line of Section 18; thence South along said Section line 368 feet to the point of beginning. Also known as Tract 32 First Addition to Algoma.

This property is free of liens and encumbrances, EXCEPT:

SUBJECT TO RESERVATIONS AND RESTRICTIONS OF RECORD, RIGHTS OF WAY, AND EASEMENTS OF RECORD AND THOSE APPARENT UPON THE LAND, CONTRACTS AND/OR LIENS FOR IRRIGATION AND/OR DRAINAGE.

The true consideration for this conveyance is \$ 60,000.00 (Here comply with the requirements of ORS 93.030\*).

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.

DATED this 17th day of August 19 95. If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

Emma C. Achleithner  
 EMMA ACHLEITHNER

STATE OF OREGON, County of Klamath )ss.  
 The foregoing instrument was acknowledged before me  
 this 17th day of August 19 95  
 by EMMA ACHLEITHNER

Genine Johnson  
 Notary Public for Oregon  
 My commission expires: 8/28/94

After recording return to:  
 DON KEMP  
 1110 COMMUNITY  
 KLAMATH FALLS, OR 97601

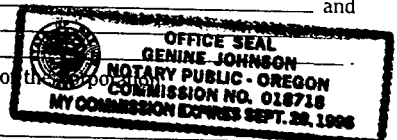
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:

DON KEMP  
 1110 COMMUNITY  
 KLAMATH FALLS, OR 97601

## CORPORATE ACKNOWLEDGEMENT

STATE OF OREGON, County of \_\_\_\_\_ )ss.  
 The foregoing instrument was acknowledged before me  
 this \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_  
 by \_\_\_\_\_ and  
 by \_\_\_\_\_  
 of \_\_\_\_\_  
 a corporation, on behalf of the \_\_\_\_\_



STATE OF OREGON, ss.  
 County of Klamath

Filed for record at request of:

Klamath County Title Company  
 on this 19th day of Sept A.D., 19 95  
 at 3:34 o'clock P M. and duly recorded  
 in Vol. M95 of Deeds Page 25386

Bernetha G. Leisch County Clerk  
 By Genine Johnson Deputy.

Fee, \$30.00