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6577

WARRANTY DEED

Vol. 195 Page 25741

KNOW ALL MEN BY THESE PRESENTS, That I, Bluford P. Rowland

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Johnny H. Lambert and Deloris G. Lambert, husband and wife as joint tenants hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

FOR COMPLETE LEGAL DESCRIPTION SEE ATTACHED EXHIBIT "A" ATTACHED HERETO AND MADE APART HEREOF.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances -0-

THIS IS A BONIFIDE GIFT IN WHICH THE GRANTOR RECEIVES NOTHING IN RETURN R&T11911:

and that grantor will warrant and forever defend the 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ -0-

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 12th day of July, 1995; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Bluford P. Rowland

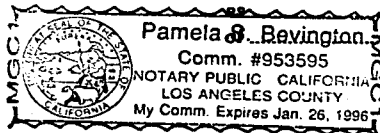
STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on July 12, 1995,

by Pamela S. Bevington

This instrument was acknowledged before me on , 19 ,

by



Pamela S. Bevington

Notary Public for Oregon

My commission expires 1-26-96 CA

Bluford P. Rowland  
P.O. Box 923  
Roseburg, Ore 93560  
Grantor's Name and Address  
Johnny H. Lambert & Deloris G.  
P.O. Box 923  
Roseburg, Ore 93560  
Grantee's Name and Address  
After recording return to (Name, Address, Zip):  
Johnny H. Lambert & Deloris G.  
P.O. Box 923  
Roseburg, Ore 93560  
Until corrected otherwise send all tax statements to (Name, Address, Zip):  
Johnny H. Lambert & Deloris G.  
P.O. Box 923  
Roseburg, Ore 93560

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON, } ss.  
County of

I certify that the within instrument was received for record on the day of 19 at o'clock M., and recorded in book/reel/volume No. on page and/or as fee/file/instrument/microfilm/reception No. Record of Deeds of said County.

Witness my hand and seal of County affixed.

By NAME TITLE  
Deputy.

## EXHIBIT "A"

A parcel of land situated in Section 13, Township 35 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon being more particularly described as follows:

Commencing at the Southeast Corner of the N1/2 SW1/4 of said Section 13; thence South 88 degrees 47' 09" West along the South line of said N1/2 SW1/4, 150.57 feet to the POINT OF BEGINNING of this description; thence, continuing along said South Line, South 88 degrees 47' 09" West, 748.76 feet to a 5/8 inch iron pin; thence leaving said South Line North 00 degrees 13' 51" East, 703.78 feet to a 5/8 inch iron pin; thence North 83 degrees 24' 13" East, 202.91 feet to a 5/8 inch iron pin marking the beginning of a curve to the left; thence along the arc of a 130.00 feet radius curve to the left (delta = 31 degrees 02' 27"; long chord = North 67 degrees 52' 59" East, 69.57 feet) 70.43 feet to a 5/8 inch iron pin at the end of curve; thence North 52 degrees 21' 46" East, 2.38 feet to a 5/8 inch iron pin on the Southerly right-of-way line of the Sprague River Highway and the beginning of a curve to the left; thence along said Southerly right-of-way line and the arc of a 2904.93 feet radius curve to the left (delta = 6 degrees 38' 47"; long chord = South 41 degrees 33' 08" East, 336.79 feet) 336.98 feet to the end of curve; thence South 44 degrees 52' 31" East, 524.53 feet; thence leaving said Southerly right-of-way line South 45 degrees 07' 29" West, 163.15 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ the 22nd day  
of September A.D., 19 95 at 3:51 o'clock P M., and duly recorded in Vol. M95  
of \_\_\_\_\_ Deeds on Page 25741

FEE \$35.00

By Bernetha G. Letsch County Clerk