

UTC 35381 NF

## WARRANTY DEED

Vol. 1195 Page

EDWIN R. GILMAN and SUSAN GILMAN, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell and convey to RICHARD M. MOLLISON and MARIA R. MOLLISON, 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.

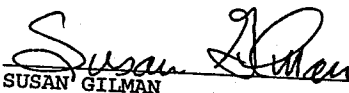
The true and actual consideration for this conveyance is \$ 30,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 9357 CHESTNUT KNOLLS DR, FAIRFAX, VA 22032

Dated this 18th day of Sept, 1995



EDWIN R. GILMAN



SUSAN GILMAN

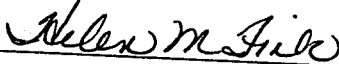
## NOTARY ACKNOWLEDGEMENT

STATE OF OregonCOUNTY OF KlamathSS. September 18th 1995

Personally appeared the above named Edwin R. Gilman and Susan Gilman and acknowledged the foregoing instrument to be THEIR voluntary act.



Before me:


Notary Public for OregonMy commission expires 4/20/96

(seal)

Return to:

RICHARD M. MOLLISON  
9357 CHESTNUT KNOLLS DR  
FAIRFAX, VA 22032

25773

# EXHIBIT "A" LEGAL DESCRIPTION

Parcel 2 of Minor Land Partition No. 33-88, located in the SE1/4 of the NW1/4 and the SW1/4 of the NE1/4 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

A parcel of land situated in the NE1/4 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the iron pin monument marking the center one-quarter corner of said Section 5; thence South 89 degrees 30' East along the East-West centerline of said Section a distance of 510.6 feet to an iron pin; thence North 28 degrees 14' West a distance of 300.0 feet to an iron pin on the Easterly boundary of a 50 foot roadway which is the true point of beginning of this description; thence South 89 degrees 30' East along the North line of parcel described in Deed Volume 348, page 463, Deed Records of Klamath County, Oregon, a distance of 350.0 feet; more or less, to the Westerly right of way line of Old Highway No. 97; thence North 27 degrees 21' West along said right of way line a distance of 322.06 feet; thence South 59 degrees 12' 21" West a distance of 304.13 feet to the Easterly boundary of a 50 foot roadway; thence along said boundary, South 36 degrees 05' 30" East a distance of 80.0 feet; thence along the arc of a 75 foot radius curve to the right a distance of 65.9 feet to the true point of beginning.

TOGETHER WITH: An easement created by instrument, subject to the terms and provisions thereof, Recorded: March 25, 1984 in Volume M84, page 6789, Microfilm Records of Klamath County, Oregon. FOR: Non-exclusive easement 50' wide. AND TOGETHER WITH: That certain Water Line Agreement Dated September 5, 1995 and recorded in Vol M95, at page 25766, in the Microfilm Records of Klamath County, Oregon between Wayne C. Misco and Wayne D. Misco, Trustees of the Wayne C. Misco 1989 Living Trust, and Edwin R. Gilman and Susan Gilman and Richard M. Mollison and Maria R. Mollison and Stephen Vick and Teresa Vick.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 25th day  
of Sept A.D., 19 95 at 9:57 o'clock A M., and duly recorded in Vol. M95  
of Deeds on Page 25772

FEE \$35.00

Bernetha G. Lisch, County Clerk

*Bernetha G. Lisch*