

MTC 35879 KR

MARY J. CARD AND ANN E. CLELAND, CO-CONSERVATORS OF THE CONSERVATORSHIP OF THE ESTATE OF EDITH W. ADAIR, A PROTECTED PERSON, Grantor(s) hereby grant, bargain, sell and convey to CHERYL PATRICIA KIRKPATRICK-NEWELL, an unmarried woman, 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 \$ 87,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: , 7812 Reeder Rd., Klamath Falls, OR 97603

Dated this 22nd day of September, 1995

THE CONSERVATORSHIP OF EDITH W. ADAIR

BY: [Signature] CO-CONSERVATOR
MARY J. CARD

BY: [Signature] CO-CONSERVATOR
ANN E. CLELAND

NOTARY ACKNOWLEDGEMENT

STATE OF OREGON

SS. September 22 19 95

COUNTY OF KLAMATH

Personally appeared the above named MARY J. CARD & ANN E. CLELAND, Co-Conservators of The Conservatorship of Edith W. Adair, a protected person and acknowledged the foregoing instrument to be their voluntary act.



Before me:

[Signature]

Notary Public for OREGON

My commission expires 11/16/95

(seal)

Return to:

CHERYL PATRICIA KIRKPATRICK-NEWELL
7812 REEDER RD
KLAMATH FALLS OR 97603

EXHIBIT "A" LEGAL DESCRIPTION

A portion of the NE1/4 NE1/4 of Section 30, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point 30 feet South and 30 feet West of the Section corner common to Sections 19, 20, 29 and 30, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon; thence South parallel to the Section line common to Sections 29 and 30, 208.71 feet to a point; thence Westerly at right angles 208.71 feet; thence Northerly at right angles 208.71 feet; thence Easterly at right angles 208.71 feet to the point of beginning.

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 1:38 o'clock P M., and duly recorded in Vol. M95
of Deeds on Page 25841

FEE \$35.00

Bernetha G. Jersich, County Clerk

By [Signature]