

WARRANTY DEED

Vol. m95 Page 27249

MTC 36A08DS

ALBERT PORTER,

Grantor(s) hereby grant, bargain, sell and convey

JACK L. ZIEGELMEYER,

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 \$ 33,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: , P.O. Box 323 Chiloquin, OR - 97624

Dated this 9th day of October, 1995.


ALBERT PORTER

NOTARY ACKNOWLEDGEMENT

STATE OF OREGON

SS. OCTOBER 9 19 95

COUNTY OF KLAMATH

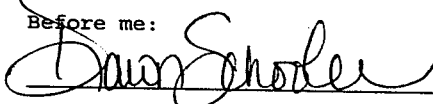
Personally appeared the above named ALBERT PORTER

and acknowledged the foregoing instrument to be HIS voluntary act.



(seal)

Before me:



Notary Public for OREGON

My commission expires 12/20/98

Return to:

JACK L. ZIEGELMEYER

P.O. Box 323

Chiloquin, OR
97624

EXHIBIT "A" LEGAL DESCRIPTION

A tract of land situated in Government Lot 25 of Section 18, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8" iron pin with Tru-Line surveying plastic cap, on the Westerly right of way line of the Modoc Point Road, from which the South 1/4 corner of said Section 18 bears South 30 degrees 16' 00" East 970.82 feet; thence North 89 degrees 34' 21" West 219.92 feet to a 5/8" iron pin with a Tru-Line surveying plastic cap; thence continuing North 89 degrees 34' 21" West 2 feet, more or less, to the mean high water line of Agency Lake; thence, along said high water line, South 06 degrees 12' 30" West 135.28 feet to a point 40.00 feet North of the South line of said Government Lot 25; thence South 89 degrees 34' 21" East, parallel to said lot line, 2 feet, more or less, to a 5/8" iron pin with Tru-Line surveying plastic cap; thence continuing South 89 degrees 34' 21" East 247.90 feet to a 5/8" iron pin with a Tru-Line surveying plastic cap on the Westerly right of way line of the Modoc Point Road; thence, along the arc of a curve to the right (Radius point bears North 82 degrees 59' 59" East 2894.79 feet and central angle equals 02 degrees 40' 46") 135.37 feet to the point of beginning, with bearing based on record of survey map 3219.

3507-18CD-2001

3507-18CD-2100

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 10th day
of October A.D. 19 95 at 11:01 o'clock A M., and duly recorded in Vol. M95,
of Deeds on Page 27249

FEE \$35.00

Bernetha G. Letsch, County Clerk
By Annette Mueller