

MTC35873 HF

## WARRANTY DEED

Vol. M95 Page 27436

MICHAEL A. ABTS,

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

AUBREY DALE HARRIS and GINGER LEE HARRIS, 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 \$ 39,500.00.

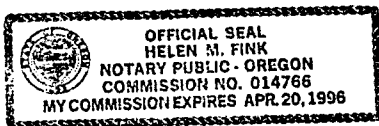
Until a change is requested, all tax statements shall be sent to Grantee at the following address: 900 KANE STREET, KLAMATH FALLS, OR 97603

Dated this 3rd day of OCTOBER, 1995

Michael A. Abts  
MICHAEL A. ABTS

## NOTARY ACKNOWLEDGEMENT

STATE OF Oregon SS. OCTOBER 3rd 1995  
COUNTY OF Klamath

Personally appeared the above named MICHAEL A. ABTSand acknowledged the foregoing instrument to be HIS voluntary act.

Before me:

Helen M. FinkNotary Public for OREGONMy commission expires 4/20/96

(seal)

Return to:

AUBREY DALE HARRIS  
900 KANE STREET  
KLAMATH FALLS, OR 97603

27437

# EXHIBIT "A" LEGAL DESCRIPTION

A portion of Tract 8 of EMPIRE TRACTS and a portion of the SW1/4 NW1/4 SW1/4 of Section 35, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of Tract 8 of Empire Tracts; thence North 89 degrees 59' East 171.0 feet to the true point of beginning of this description; thence North 0 degrees 15' East 66.3 feet; thence North 89 degrees 59' East 73.0 feet; thence South 0 degrees 15' West 81.3 feet; thence South 89 degrees 59' West 73.0 feet; thence North 0 degrees 15' East, 15 feet more or less to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 11th day  
of October A.D., 19 95 at 3:43 o'clock P M., and duly recorded in Vol. M95  
of Deeds on Page 27436

FEE \$35.00

By Bernetha G. Letsch, County Clerk  
Annette Mueller