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8644

MTC 36242 DS

WARRANTY DEED

Vol. 1795 Page 30195



KNOW ALL MEN BY THESE PRESENTS, That

RICHARD S. HORTON

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

RICHARD S. HORTON AND MARY A. HORTON, HUSBAND AND WIFE

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:

SEE STTACHED EXHIBIT "A" WHICH IS MADE A PART HEREIN
BY THIS REFERENCE

(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 except those of record and those, if any, that are apparent upon the land

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 \$ to clear title

⓪ However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). ⓪ (The sentence between the symbols ⓪, 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 30 day of October, 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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

RICHARD S. HORTON

STATE OF OREGON, County of KLAMATH) ss.

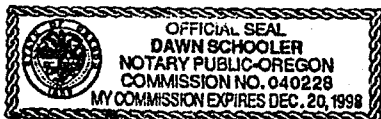
This instrument was acknowledged before me on 10/30, 1995, by RICHARD S. HORTON.

This instrument was acknowledged before me on , 19 ,

by ,

as ,

of ,



Notary Public for Oregon

My commission expires 12/20/95

RICHARD S. HORTON

Grantor's Name and Address

RICHARD S. AND MARY A. HORTON

Grantee's Name and Address

After recording return to (Name, Address, Zip):

RICHARD S. AND MARY A. HORTON

35880 Modoc Pt. Rd.
Chiloquin OR 97624

Until requested otherwise send all tax statements to (Name, Address, Zip):

RICHARD S. AND MARY A. HORTON

35880 Modoc Pt. Rd.
Chiloquin OR 97624

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/title/instrument/microfilm/reception No. Record of Deeds of said County.

Witness my hand and seal of County affixed.

By NAME TITLE
By Deputy.

11-03-95A11:39 RCVD

EXHIBIT "A" LEGAL DESCRIPTION

Beginning at the intersection of the Westerly right of way line of Oregon State Highway No. 427 and the North line of Lot 15, Section 7, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon; thence South 00 degrees 57' East along the Westerly right of way line of said Highway 700 feet to the point of beginning; thence continuing South 00 degrees 57' East 100 feet to a point; thence West 605 feet, more or less, to the shore line of Agency Lake; thence Northerly along said shore line to a point due West of the point of beginning; thence East 570 feet, more or less, to the point of beginning. Being a portion of Lot 16, Section 7, Township 35 South, Range 7, East of the Willamette Meridian, Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 3rd day
of November A.D., 19 95 at 11:39 o'clock A M., and duly recorded in Vol. M95,
of Deeds on Page 30195.

FEE \$35.00

Bernetha G. Letsch, County Clerk
By Annette Mueller