

NA

8924

11-13-95A10:13 RCVD

WARRANTY DEED

Vol. 1995 Page 30746

KNOW ALL MEN BY THESE PRESENTS, That ROBERT C. COLLOM, also known as ROBERT COLLOM and PATRICIA K. COLLOM, also known as PATRICIA KAY COLLOM hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by *****

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:

**** ROBERT C. COLLOM AND PATRICIA K. COLLOM, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE COLLOM LOVING® TRUST DATED NOVEMBER 7, 1995, AND ANY AMENDMENTS THERETO.

SEE ATTACHED EXHIBIT "A"

The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantor under any policy of title insurance issued to the Grantor at the time Grantor acquired the property. The limitations contained herein expressly do not relieve Grantor of any liability or obligation under this instrument, but merely define the scope, nature and amount of such liability or obligations.

(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

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 \$ -0-

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) of the entire consideration between the symbols, if applicable, that it is to be used at 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 7th day of November, 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.

Robert C. ColloM
ROBERT C. COLLOM

Patricia K. ColloM
PATRICIA K. COLLOM

STATE OF OREGON, County of KLAMATH) ss.

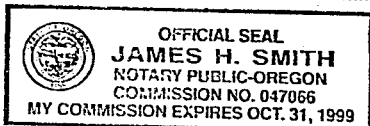
This instrument was acknowledged before me on NOVEMBER 7, 1995, by ROBERT C. COLLOM & PATRICIA K. COLLOM

This instrument was acknowledged before me on _____, 19____,

by _____,

as _____,

of _____,



James H. Smith
JAMES H. SMITH

Notary Public for Oregon

My commission expires 10/31/99

ROBERT C. COLLOM & PATRICIA K. COLLOM
5929 HARPOLD ROAD
BONANZA, OREGON 97623

ROBERT C. COLLOM & PATRICIA K. COLLOM
COLLOM LOVING TRUST DATED 11/7/95
5929 HARPOLD ROAD
BONANZA, OR 97623

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

JAMES H. SMITH
711 BENNETT AVENUE
MEDFORD, OR 97504

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

ROBERT C. COLLOM & PATRICIA K. COLLOM
5929 HARPOLD ROAD
BONANZA, OREGON 97623

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/file/instrument/microfilm/reception No. _____. Record of Deeds of said County.

Witness my hand and seal of County affixed.

By _____, Deputy.

35-10
cc

EXHIBIT "A"

PARCEL 1:

The North 520 feet of the NW1/4 NW1/4 of Section 29, Township 39 South, Range 11 East of the Willamette Meridian, together with the right to use an existing 60' easement running across the Northeasterly portion of the subject property in a Northwest direction to the county road.

SUBJECT TO: The right of Klamath County, Oregon, to levy additional tax in the event the above described premises shall become disqualified for special assessment as farm use, which tax grantee assumes and agrees to pay; regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Horsefly Irrigation Districts; easement and rights of way of record and apparent thereon.

PARCEL 2:

That portion of the NE 1/4 of the SE 1/4 of Section 19, Township 39 South, Range 11 East of the Willamette Meridian, lying South and East of the LOST RIVER and North of Harpold Road, EXCEPT right of way for Horsefly Irrigation District Ditch and Pump House, Klamath County, Oregon.

SUBJECT TO: All future real property taxes and assessments, reservations, restrictions, easements and rights of way of record, and those apparent on the land. *MD*

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 13th day
of November _____ A.D., 19 95 at 10:13 o'clock _____ A. M., and duly recorded in Vol. M95
of _____ Deeds _____ on Page 30746.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Annette Mueller