

MTC 367950S

WARRANTY DEED

Vol. 1095 Page 33671

JAMES M. EVANS and JANE E. A. EVANS, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell and convey
RICHARD A. GELHARDT and LINDA E. GELHARDT, 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 \$ 104,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: Gelhardts, 3907 Christine Lane, Klamath Falls, OR
97603

Dated this 7th day of December, 1995.

James M. Evans
JAMES M. EVANS

Jane E. A. Evans
JANE E. A. EVANS

NOTARY ACKNOWLEDGEMENT

STATE OF OREGON

SS. DECEMBER 7 19 95

COUNTY OF KLAMATH

Personally appeared the above named

JAMES M. EVANS AND JANE E. A. EVANS

and acknowledged the foregoing instrument to be THEIR voluntary act.



Before me:

Dawn Schooler

Notary Public for OREGON

My commission expires 12/28/98

(seal)

Return to:

RICHARD A. GELHARDT

3907 Christine Lane
Klamath Falls, OR
97603

EXHIBIT "A" LEGAL DESCRIPTION

A parcel of land situated in the N1/2 SE1/4 of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the East line of said Section 9, said point being South 0 degrees 08' West a distance of 608.25 feet from the East one-quarter corner of said Section 9; thence North 0 degrees 08' East along the East line of said Section 9 a distance of 208.71 feet; thence North 89 degrees 52' West at right angles to the East line of said Section 9 a distance of 208.71 feet; thence South 0 degrees 08' West parallel with the East line of said Section 9 a distance of 208.71 feet; thence South 89 degrees 52' East a distance of 208.71 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 11 day
of Dec. A.D., 19 95 at 10:58 o'clock A. M., and duly recorded in Vol. M95,
of Deeds on Page 33671.

FEE \$30.00

Bernetha G. Letsch, County Clerk

By Cheryl Russell