

1 MTC 36202NF

## WARRANTY DEED

'95 DEC 27 P2:44

LESLIE E. NORTHCUTT and NORMA V. NORTHCUTT,  
Grantor(s) hereby grant, bargain, sell and convey to  
J. ARTHUR MOORE,

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 \$ 164,875.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 1115 E. Cordova Street Pasadena, CA 91106

Dated this 19th day of December, 1995

Leslie E. Northcutt  
LESLIE E. NORTHCUTT

Norma V. Northcutt  
NORMA V. NORTHCUTT

## NOTARY ACKNOWLEDGEMENT

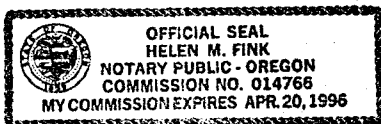
STATE OF OREGON

COUNTY OF KLAMATH

SS. December 19 19 95

Personally appeared the above named LESLIE E. NORTHCUTT AND  
NORMA V. NORTHCUTT

and acknowledged the foregoing instrument to be THEIR voluntary act.



Before me:

Helen M. Fink

Notary Public for Oregon

My commission expires 4/20/96

(seal)

Return to:

J. ARTHUR MOORE  
1115 E. Cordova St.  
Pasadena CA 91106

# EXHIBIT "A" LEGAL DESCRIPTION

## PARCEL 1:

The N1/2 N1/2 E1/2 SW1/4, Section 7, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

## PARCEL 2:

That portion of Section 7, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

That portion of said Section 7, lying South of the South line of Government Lot 6, Westerly of the Westerly line of Government Lot 2 and East of the East line of the SW1/4 of the NW1/4 of said Section 7.

## PARCEL 3:

The NE1/4 of the NW1/4 of the SW1/4 of Section 7, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

## PARCEL 4:

Lot 1 of Section 7, EXCEPTING THE FOLLOWING:

Beginning at the Southeast corner of said parcel from which the Southeast corner of the North half of said Section 7, bears South 43 degrees 53' 53" East, 1,866.65 feet; thence South 89 degrees 48' 22" West 820.00 feet; thence North 00 degrees 11' 38" West, 810.00 feet; thence North 89 degrees 48' 22" East 820.00 feet; thence South 00 degrees 11' 38" East, 810.00 feet to the point of beginning.

Lots 2 and 6, the W1/2 of the NW1/4, the NW1/4 of the NW1/4 of the SW1/4, the SE1/4 of the NW1/4 of the SW1/4 of Section 7; all in Township 39 South, Range 8 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 27 day  
of Dec. A.D., 19 95 at 2:44 o'clock P. M., and duly recorded in Vol. M95,  
of Deeds on Page 35225.

Bernetha G. Lettich, County Clerk

FEE \$35.00

By Susan Moody