

MTC37189 US

WARRANTY DEED

IRENE G. DAVID and ARLEN VESTEN DAVID, with the rights of survivorship, Grantor(s) hereby grant, bargain, sell and convey to RICHARD A. GARCIA and MICHELLE V. GARCIA, 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 \$ 45,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 3906 MACK AVENUE, KLAMATH FALLS, OR 97603

Dated this 15th day of January, 1996

Irene G. David
IRENE G. DAVID

BY: Arden V. David HER ATTORNEY IN FACT
ARLEN V. DAVID

Arden Vesten David
ARLEN VESTEN DAVID

NOTARY ACKNOWLEDGEMENT

STATE OF _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

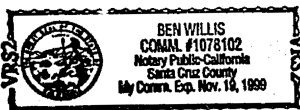
State of CALIFORNIA

County of SANTA CRUZ

On January 17, 1996 before me, Ben Willis NOTARY PUBLIC
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared Arden V. David
NAME(S) OF SIGNER(S)

☐ personally known to me - OR - ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Ben Willis
SIGNATURE OF NOTARY

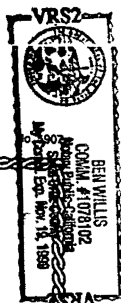


EXHIBIT "A"
LEGAL DESCRIPTION

A portion of the N1/2 N1/2 S1/2 SE1/4 SE1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point which lies North 1 degree 14' West a distance of 496.8 feet and South 89 degrees 26' West a distance of 630.0 feet from the iron pin which marks the Section corner common to Sections 2, 3, 10 and 11, Township 39 South, Range 9 East of the Willamette Meridian, and running thence continuing South 89 degrees 26' West a distance of 312.0 feet to an iron pin; thence North 33 degrees 31' West a distance of 172.2 feet to an iron pin; thence North 89 degrees 26' East a distance of 404.0 feet to an iron pin; thence South 1 degree 14' East a distance of 144.5 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM the East 200 feet.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 19th day
of Jan A.D., 19 96 at 3:34 o'clock P M., and duly recorded in Vol. M96,
of Deeds on Page 1669.

FEE \$35.00

Bernetha G. Letsch, County Clerk
By Pauline J. Mullens

RETURN: Mountain Title Co