

LTC 37494 MS

## WARRANTY DEED

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JEFFREY DEAN OATES,

Grantor(s) hereby grant, bargain, sell and convey to  
ANDREW J. ORTIS,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 \$ 20,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 2137 WARRING STREET, KLAMATH FALLS, OR 97601

Dated this 28th day of February, 19 96

*Jeffrey Dean Oates*  
JEFFREY DEAN OATES

## NOTARY ACKNOWLEDGEMENT

STATE OF OregonCOUNTY OF KlamathSS. February 28 19 96

Personally appeared the above named Jeffrey Dean Oates

and acknowledged the foregoing instrument to be his voluntary act.



(seal)

Before me:

*Marjorie A. Stuart*  
Notary Public for Oregon

My commission expires 12-20-98

Return to:

ANDREW J. ORTIS  
2137 WARRING STREET  
KLAMATH FALLS, OR 97601

# EXHIBIT "A" LEGAL DESCRIPTION

A parcel of land situated in the N1/2 N1/2 SW1/4 of Section 36, Township 34 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the North line of the SW1/4 of said Section 36, said point being South 89 degrees 55'37" East 1,315.21 feet from the W1/4 corner of said Section 36; said point being the true point of beginning thence from said true point of beginning South 00 degrees 03'13" West 663.26 feet to a point on the South line of said N1/2 N1/2 SW1/4 of said Section 36; thence South 89 degrees 56'47" East 349.12 feet to the center line of that 60 foot easement as described in Deed Volume M76, page 9837, Microfilm Records of Klamath County, Oregon; thence North 39 degrees 40'10" East along said center line 860.60 feet to a point on the North line of the SW1/4 of said Section 36; thence along said line North 89 degrees 55'37" West 936.81 feet to the true point of beginning.

Bearing and distances are based on Major Land Partition 40-83 filed December 20, 1983 in the office of the County Recorder in Klamath County, State of Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 29th day  
of February A.D., 19 96 at 11:51 o'clock A M., and duly recorded in Vol. M96  
of Deeds on Page 5609

FEE \$35.00

By Bernetha G. Letsch, County Clerk