

'96 MAR -1 P3:54



## WARRANTY DEED

ASPEN TITLE ESCROW NO. 05044235

AFTER RECORDING RETURN TO:  
 JOHN EARL & TAWNY KAY LATOURETTE  
 4669 DENVER AVE.  
 KLAMATH FALLS, OREGON 97603

UNTIL A CHANGE IS REQUESTED ALL TAX  
 STATEMENTS TO THE FOLLOWING ADDRESS:  
 SAME AS ABOVE

RUTH M. STOUT, hereinafter called GRANTOR(S), convey(s) to JOHN EARL LATOURETTE AND TAWNY KAY LATOURETTE, HUSBAND AND WIFE, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN.....

TK  
 DL  
 "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 30.390"

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

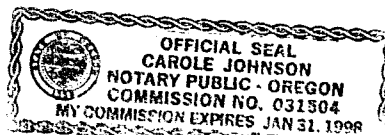
The true and actual consideration for this transfer is \$67,000.00.

In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument this 29TH day of FEBRUARY, 1996.

*Ruth M. Stout by Floyd T. Stout, Jr.*  
 RUTH M. STOUT BY FLOYD T. STOUT, JR.,  
 HER ATTORNEY IN FACT

STATE OF OREGON  
 County of KLAMATH



On 3-1-, 1996, FLOYD T. STOUT, JR. AS ATTORNEY IN FACT FOR RUTH M. STOUT personally appeared before me,

☒ who is personally known to me  
☐ whose identity I proved on the basis of \_\_\_\_\_  
☐ whose identity I proved on the oath/affirmation of \_\_\_\_\_

to be the signer of the above document, and he/she acknowledged that he/she signed it.

*Carole Johnson*  
 Notary Public for OREGON  
 My Commission Expires: 1-31-98

## EXHIBIT "A"

A piece or parcel of land situate in the N 1/2 SE 1/4 NW 1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, more or less, in the County of Klamath, State of Oregon, and more fully described as follows:

Beginning at a point in the center line of a 60 foot roadway from which the section corner common to Sections 2, 3, 10 and 11, Township 39 South, Range 9 East of the Willamette Meridian, and as marked on the ground by an iron pin driven therein bears South 89 degrees 44 1/2' West along the said roadway center line 1748.0 feet to a point in the West boundary of the said Section 11, and North 0 degrees 13' West 1662.5 feet to the said section corner and running; thence North 0 degrees 01' West 331.2 feet to a point in the Northerly boundary of said N 1/2 SE 1/4 NW 1/4 of Section 11; thence North 89 degrees 47' East along said boundary line 65.7 feet; thence South 0 degrees 01' East 331.15 feet, more or less, to an intersection with the center line of the above mentioned roadway; thence South 89 degrees 44 1/2' West along said roadway center line 65.7 feet, more or less, to the said point of beginning.

CODE 41 MAP 3909-11BD TL 2700

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 1st day  
of March A.D., 19 96 at 3:54 o'clock P M., and duly recorded in Vol. M96  
of Deeds on Page 5804.

FEE \$35.00

Bernetha G. Letsch, County Clerk  
By Cheryl Russell