

96 MAR -5 AM:29



WARRANTY DEED

ASPEN TITLE ESCROW NO. 01043849

AFTER RECORDING RETURN TO:
KENNETH M. & GERTRUDE L. TOLEN375 Buckeye Terrace - Apt #1A
Redding, CA 96003UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

BETTY J. HIGH, CLAIMING SUCCESSOR OF THE ESTATE OF WILLIAM P. KING, hereinafter called GRANTOR(S), convey(s) to KENNETH M. TOLEN AND GERTRUDE L. TOLEN, 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.....

K.M.J. "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 \$15,000.00.

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.

Betty J. High
BETTY J. HIGH

STATE OF OREGON
County of KLAMATH

On March 4, 1996, BETTY J. HIGH personally appeared before me,

☐ who is personally known to me
☒ whose identity I proved on the basis of OR Driver's License
☐ whose identity I proved on the oath/affirmation of _____

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

W. Darlene Y. Addington
Notary Public for OREGON

My Commission Expires: 3-22-97

EXHIBIT "A"

6047

The N 1/2 S 1/2 SE 1/4 SE 1/4 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 495.8 feet and South 89 degrees 26' West a distance of 330.0 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 100 feet to an iron pin; thence North 1 degree 14' West a distance of 144.5 feet to an iron pin; thence North 89 degrees 26' East a distance of 100 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.

CODE 41 MAP 3909-3DD TL 5400

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 5th day
of March A.D., 1996 at 11:29 o'clock AM., and duly recorded in Vol. M96
of Deeds on Page 6046.

FEE \$35.00

Bernetha G. Letsch, County Clerk
By [Signature]