

MTC37613HF

MILES R. ROSEDALE,

Grantor(s) hereby grant, bargain, sell and convey to:

JERRY A. ENMAN and JONNA C. ENMAN, 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 \$ 320,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: , 15343 Cheyne Rd Klamath Falls OR 97603

Dated this 23rd day of March, 1996.

Miles R. Rosedale  
 MILES R. ROSEDALE

## NOTARY ACKNOWLEDGEMENT

STATE OF \_\_\_\_\_ SS. \_\_\_\_\_ 19 \_\_\_\_\_

COUNTY OF \_\_\_\_\_

Personally appeared the above named \_\_\_\_\_

and acknowledged the foregoing instrument to be \_\_\_\_\_ voluntary act.

Before me:

\_\_\_\_\_  
 Notary Public for \_\_\_\_\_

My commission expires \_\_\_\_\_

(seal)

ESCROW NO. MT37613-HF

Return to:

JERRY A. ENMAN

15343 Cheyne Rd  
 Klamath Falls OR 97603

See  
 attached  
 certificate

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

8509

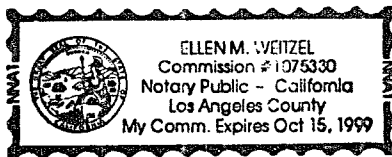
State of California

County of Los Angeles

On March 23, 1996 before me, Ellen M. Weitzel, Notary Public

personally appeared Miles R. Rosedale

☒ personally known to me — OR — ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name was subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity (i.e.,) 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.

Ellen M. Weitzel  
Signature of Notary Public

## OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

### Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: March 23, 1996 Number of Pages: 1

Signer(s) Other Than Named Above: N/A

### Capacity(ies) Claimed by Signer(s)

Signer's Name: Miles R. Rosedale

- ☒ Individual  
☐ Corporate Officer  
 Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Attorney-in-Fact  
☐ Trustee  
☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

Signer Is Representing:

Signer's Name: \_\_\_\_\_

- ☐ Individual  
☐ Corporate Officer  
 Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Attorney-in-Fact  
☐ Trustee  
☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

Signer Is Representing:

RIGHT THUMBPRINT  
OF SIGNER  
Top of thumb here

RIGHT THUMBPRINT  
OF SIGNER  
Top of thumb here

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

The NW1/4 of the NE1/4, the SW1/4 of the NE1/4, and all that portion of the NW1/4, the NE1/4 of the SW1/4, and the NW1/4 of the SE1/4, lying Northeasterly of the Northeasterly right of way line of Highway 39 in Section 20, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM a parcel of land situated in the Northwest one-quarter of Section 20, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8" iron pin marking the Northwest corner of said Section 20; thence North 89 degrees 45' 24" East, along the North line of said Section 20, 2180.17 feet; thence South 00 degrees 14' 35" East, 500.00 feet; thence South 89 degrees 45' 24" West parallel to the North line of said Section 20, 1930.22 feet to a point on the Northeasterly right of way of Oregon State Highway 39; thence North 33 degrees 46' 40" West, along the Northeasterly right of way line of said Oregon State Highway 39, 452.68 feet to a point on the West line of said Section 20; thence North 00 degrees 10' 54" West along the West line of said Section 20, 122.67 feet to the point of beginning.

EXCEPTING THEREFROM any portion lying within the Zuckerman Road right of way.

ALSO EXCEPTING THEREFROM the U.S.B.R. C-9 lateral.

AND ALSO EXCEPTING THEREFROM any portion lying within the State Highway 39 right of way.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 27th day  
of March 1996 A.D., at 2:07 o'clock PM., and duly recorded in Vol. M96  
of Deeds on Page 8508.

Bernetha G. Letsch, County Clerk

FEE \$40.00

By *Chevy Russell*