

WARRANTY DEED

MTC 37304 KR

TERRI ANN PASSMORE,

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

JOSEPH A. TOLBERT and E. MARIE TOLBERT, 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 \$ 68,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: ~~3625 HOMEDALE ROAD, KLAMATH FALLS, OR 97603~~ P.O. BOX 198, CANBY, CA 96015

Dated this 27th day of March, 1996.

TERRI ANN PASSMORE
TERRI ANN PASSMORE

NOTARY ACKNOWLEDGEMENT

STATE OF OREGONSS. March 27 1996COUNTY OF KLAMATH

Personally appeared the above named _____

TERRI ANN PASSMOREand acknowledged the foregoing instrument to be her voluntary act.

Before me:

Kristi L. ReddNotary Public for OregonMy commission expires 11/16/99

(seal)

ESCROW NO. MT37304-KR

Return to:

JOSEPH A. TOLBERT

~~3625 HOMEDALE ROAD~~ P.O. BOX 198~~KLAMATH FALLS, OR 97603~~ CANBY, OR 96015

96 APR -4 AM 1:46

PARCEL 1

Beginning at the Northwest corner of HOMEDALE TRACT 25, thence South 0 degrees 20' West 128.5 feet to a stake; thence South 46 degrees 01' East 398.1 feet to a stake; thence North 26 degrees 30' East 75.9 feet to the Northeast corner of said Tract 25; thence North 43 degrees 30' West 464.5 feet to the point of beginning, being portions of HOMEDALE Tract 24 and 25.

EXCEPTING THEREFROM that portion described as follows: Beginning at the Southwest corner of Lot 13, Homedale, Klamath County, Oregon; thence South 0 degrees 20' West along the East boundary of Homedale road, 19.22 feet to a one-half inch iron pin; thence South 67 degrees 32' East, 32.26 feet to the Southerly boundary of Lot 13; thence North 43 degrees 16' 30" West, along the Southerly boundary of Lot 13, 43.33 feet, to the point of beginning.

PARCEL 2

Commencing at the Southwest corner of Lot 13, HOMEDALE, Klamath County, Oregon; thence South 43 degrees 16' 30" East, along the Southerly boundary of Lot 13, 43.33 feet to the true point of beginning; thence South 43 degrees 16' 30" East, 75.17 feet to an iron pin; thence North 8 degrees 06' 40" East, 31.88 feet to one-half inch iron pin; thence North 67 degrees 32' West, 60.63 feet to the true point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 4th day
of April A.D., 1996 at 11:46 o'clock AM., and duly recorded in Vol. M96
of Deeds on Page 9525.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
[Signature]