

16619

WARRANTY DEED

Vol. M96 Page 10820

VIA S. THROOP and PATRICIA M. THROOP, husband and wife,
Grantor(s) hereby grant, bargain, sell and convey to:
EDWARD R. CURRENT,

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 \$ 27,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 4130 State Street, Salem, OR 97301

Dated this 18 day of April, 19 96

Via S. Throop
VIA S. THROOP

Patricia M. Throop
PATRICIA M. THROOP

NOTARY ACKNOWLEDGEMENT

STATE OF OREGON

COUNTY OF KLAMATH SS. April 18 19 96

Personally appeared the above named VIA S. THROOP AND
PATRICIA M. THROOP

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Kimberly A. Reves

Notary Public for Oregon

My commission expires May 25, 2000

ESCROW NO. MT37913-KA

Return to:

EDWARD R. CURRENT
4130 State Street, Space #6
Salem, OR 97301

36 APR 18 AM 11:44

10820A

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the SE1/4 of Section 10, Township 34 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the north-south centerline of said Section 10 from which the S1/4 corner of said Section 10 bears South 00 degrees 13'18" East 1438.18 feet, thence from said point of beginning North 00 degrees 13'18" West along the north-south centerline of said Section 10 380.00 feet to a point, thence South 46 degrees 46'19" East 854.29 feet to a point on the north-westerly right of way of the Head of the Williamson Road, thence along the northwesterly right of way of said Head of the Williamson Road South 37 degrees 18'19" West 37.02 feet to a 5/8" iron pin, thence continuing along the northwesterly right of way of said Head of the Williamson Road and along the arc of a 1382.40 foot radius curve to the right (Delta = 12 degrees 07'14" chord = 291.89 feet) 292.44 feet to a point, thence leaving northwesterly right of way of said Head of the Williamson Road North 41 degrees 42'22" West 598.41 feet to the point of beginning.

TOGETHER WITH an easement recorded in Book M80 at page 14716.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 18th day
of April A.D., 19 96 at 11:44 o'clock A M., and duly recorded in Vol. M96
of Deeds on Page 10820

FEE \$35.00

By County Clerk