

17017

11678



Vol 174 Page 11678

WARRANTY DEED

ASPEN TITLE ESCROW NO. 01044586

AFTER RECORDING RETURN TO:

Mr. and Mrs. Jacob S. Disch

4591 Selma Ave  
Klamath Falls, Or 97603

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

WILLIAM L. MC'GAHAN and WILMA L. MC'GAHAN, husband and wife,  
hereinafter called GRANTOR(S), convey(s) to JACOB S. DISCH and  
JEANNETTE D. DISCH, 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 . . . . .

"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, contracts and/or  
liens for irrigation and/or drainage,

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  
\$16,000.00.

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 23rd day of April, 1996.

William L. Mc'Gahan  
WILLIAM L. MC'GAHAN

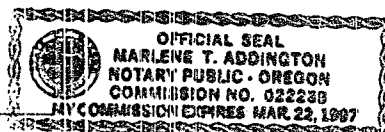
Wilma L. Mc'Gahan  
WILMA L. MC'GAHAN

STATE OF OREGON, County of Klamath)ss.

On April 23, 1996, WILLIAM . MC GAHAN AND WILMA L. MC GAHAN  
personally appeared before me and acknowledged the foregoing to  
be their voluntary act and deed.

Before me:

Marlene T. Addington  
Notary Public for Oregon  
My Commission Expires: March 22, 1997



## EXHIBIT "A"

A parcel of land situate in the SW 1/4 NW 1/4 of Section 14, 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 South 89 degrees 46' East 277.5 feet and South 89 degrees 13' 30" East 392.4 feet and North 0 degrees 16' East 30.0 feet from the West one-quarter corner of said Section 14, said point also being the Southeast corner of Lot 16 SUMMERS HEIGHTS SUBDIVISION; thence continuing North 0 degrees 16' East along the East line of said SUMMERS HEIGHTS, a distance of 165.0 feet to the Southeast corner of Lot 18 of said SUMMERS HEIGHTS; thence South 89 degrees 27' East a distance of 92.0 feet, more or less, to the Easterly line of that certain parcel of land described in deed recorded in Volume 242, Page 353, Records of Klamath County, Oregon; thence South 12 degrees 00' West along said Easterly line, a distance of 168.59 feet, more or less, to the North right of way line of Selma Street; thence North 89 degrees 13' 30" West along said right of way line a distance of 56.38 feet to the point of beginning.

CODE 41 MAP 3909-14BC TL 7600

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 25th day  
of April A.D., 19 96 at 3:51 o'clock P M., and duly recorded in Vol. M96  
of Deeds on Page 11678  
By Bernetha G. Letsch, County Clerk

FEE \$35.00