

17713

MT37641-KA

## WARRANTY DEED

Vol. M90 Page 13293

WILLIAM R. EMARD and DELANA JEAN EMARD, husband and wife,  
Grantor(s) hereby grant, bargain, sell and convey to:  
THOMAS E. STEPHENS,

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 \$ 40,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 5410 GRAND PARK PLACE, BOCA RATON, FL 33486

Dated this 30 day of April, 1996.

William R. Emard  
WILLIAM R. EMARD

Delana Jean Emard  
DELANA JEAN EMARD

## NOTARY ACKNOWLEDGEMENT

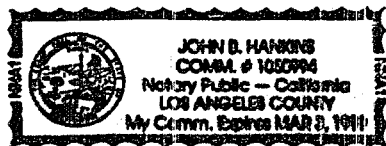
STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

SS. April 30 19 96

Personally appeared the above named William R. Emard and  
Delana Jean Emard

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

John B. Hankins  
John B. Hankins  
Notary Public for Los Angeles County, CA

My commission expires 3-03-99

(seal)

ESCROW NO. MT37641-KA

Return to:

THOMAS E. STEPHENS  
5410 GRAND PARK PLACE  
BOCA RATON, FL 33486

96 MAY -9 AM 51

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

A tract of land situated in the S1/2 SW1/4 of Section 11, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin on the Northwest corner of the SW1/4 SW1/4 of said Section 11; thence North 89 degrees 31 1/2' East along the North line of the S1/2 SW1/4 of said Section 11, a distance of 1960.00 feet to an iron pin; thence South 1 degree 04 1/4" East parallel with the West line of said Section 11 a distance of 800.00 feet to an iron pin; thence South 89 degrees 31 1/2' West parallel with the North line of the S1/2 SW1/4 of said Section 11 a distance of 1960.00 feet to an iron pin on the West line of said Section 11; thence North 1 degree 04 1/4' West along the West line of said Section 11 a distance of 800.00 feet, more or less to the point of beginning.

SAVING AND EXCEPTING the following described tract:

Beginning at the Northeast corner of the above described tract; thence South 1 degree 04 1/4' East along the East line of said above tract a distance of 378 feet; thence South 89 degrees 31 1/2' West a distance of 244 feet more or less, to the center line of the Creek; thence Northerly along said center line to the North line of the said above described tract; thence North 89 degrees 31 1/2' East along the North line of said tract a distance of 234 feet more or less to the point of beginning.

EXCEPTING THEREFROM a tract of land situated in the SW1/4 SW1/4 of Section 11, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin on the Northwest corner of the SW1/4 SW1/4 of said Section 11, thence South 89 degrees 28' 19" East along the North line of the S1/2 SW1/4 of said Section 11, a distance of 550.00 feet to an iron pin; thence South 00 degrees 37' 36" East parallel with the West line of said Section 11 a distance of 800.02 feet to an iron pin; thence North 89 degrees 28' 12" West a distance of 550.00 feet to an iron pin on the West line of said Section 11; thence North 00 degrees 37' 36" West along the West line of said Section 11 a distance of 800.00 feet, more or less, to the point of beginning. Bearings based on map of Minor Land Partition 1-84 as filed in the office of the county Clerk of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 9th day  
of May A.D., 19 96 at 11:51 o'clock AM., and duly recorded in Vol. M96,  
of Deeds on Page 13293.

FEE \$35.00

B. Bernetha G. Letsch  
Bernetha G. Letsch, County Clerk