

19186

WARRANTY DEED

Vol. m96 Page 16315

TAMMY WALLACE,

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

STEFAN ELLIS SAVIDES,

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 \$ 90,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address:

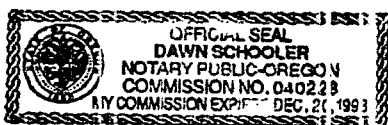
Dated this 31st day of May, 1996

TAMMY WALLACE

NOTARY ACKNOWLEDGEMENT

STATE OF OregonCOUNTY OF KlamathSS. May 31 19 96

Personally appeared the above named

Tammy Wallaceand acknowledged the foregoing instrument to be her voluntary act.

Before me:

Dawn SchoolerNotary Public for OregonMy commission expires 12/20/98

(seal)

ESCROW NO. MT38164-DS

Return to:

STEFAN ELLIS SAVIDES

96 JUN -4 P 3:22

EXHIBIT "A" LEGAL DESCRIPTION

The following portion of the NW1/4 NW1/4 of Section 27, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, to wit:

Beginning at the intersection of the North line of said Section 27 and the center line of the existing drain (as constructed over and upon the ground) which intersection is 427.0 feet, more or less, East of the NW corner of said Section 27; thence West along North line of Section 27 a distance of 427.0 feet, more or less, to the NW corner of said Section 27; thence South along the West line of said Section 27 a distance of 621.0 feet to a point; thence East a distance of 740.0 feet, more or less, to a point on center line of aforementioned drain; thence Northwesterly along center line of said drain to the point of beginning.

EXCEPTING from above described property any portion thereof lying within existing roadways, ditches, canals and laterals.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 4th day
of June A.D., 19 96 at 3:22 o'clock PM., and duly recorded in Vol. M96
of Deeds on Page 16315.

FEE \$35.00

By Bernetha G. Letsch, County Clerk