

19297

Vol. m96 Page 16505

After recording return to:

PAUL J. SEGER15280 NW SPRINGVILLEPORTLAND, OR 97229

TITLE ORDER NO. K-49125

KEY ESCROW NO: 27-24577

Until a change is requested tax statements shall be sent to the following address:

SAME AS ABOVE

TAX ACCT. NO: 129603

MAP NO: 23-09-12-A0-00500

WARRANTY DEED -- STATUTORY FORM
(INDIVIDUAL or CORPORATION)

ESTHER FERRILL, an individual Grantor,

conveys and warrants to:

PAUL J. SEGER, AN UNDIVIDED 1/2 INTEREST AS TENANTS IN COMMON AND CORRINE J. SEGER, AN UNDIVIDED 1/3 INTEREST AS TENANTS IN COMMON., Grantee,

the following described real property free of encumbrances except as specifically set forth herein:

THE NW 1/4 NW 1/4 NE 1/4 OF SECTION 12, TOWNSHIP 23 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

SUBJECT TO:

1. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, AS DISCLOSED BY WARRANTY DEED FROM BROOKS RESOURCES CORPORATION, TO LOIS A. SUMMERS, A SINGLE WOMAN, DATED JUNE 24, 1981, RECORDED JULY 2, 1981, IN VOLUME M81 PAGE 12019, DEED RECORDS OF KLAMATH COUNTY, OREGON, AS FOLLOWS: "... (1) A 60.00 FOOT EASEMENT ALONG THE WEST LINE, A 30.00 FOOT EASEMENT ALONG THE SOUTH LINE AND A EASEMENT ALONG THE EASTERLY 30.00 FEET OF THE SOUTHERLY 661.08 FEET OF THE ABOVE DESCRIBED TRACT OF LAND FOR THE CONSTRUCTION OF AND OPERATION OF A PUBLIC ROAD AND PUBLIC UTILITIES, AND EASEMENTS EXISTING AND OF RECORD."

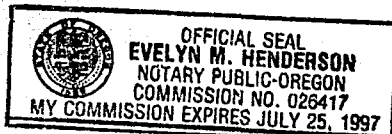
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true consideration for this conveyance is \$28,000.00. However, if the actual consideration consists of or includes other property or other value given or promised, such other property or value was part of the/the whole of the (indicate which) consideration.

If grantor is a corporation, this has been signed by authority of the Board of Directors.

Dated this 4 day of June, 1996.

GRANTOR(S):

Esther Ferrill
ESTHER FERRILLSTATE OF OREGON, County of Deschutes ss.This instrument was acknowledged before me on 6-4, 1996, by ESTHER FERRILL

Evelyn M. Henderson
Notary Public for Oregon

My commission expires: 7-25-97

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 5th day of June A.D. 19 96 at 1:02 o'clock P M., and duly recorded in Vol. M96 of Deeds on Page 16505.

FEE \$30.00

By Bernetha G. Letsch, County Clerk