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96 JUN 12 AM 12:29
WARRANTY DEED

MTC 37380HF

Vol. MAU Page 17348

TEDDY G. FEY and PHYLLIS M. FEY,
Grantor(s) hereby grant, bargain, sell and convey to:
MARY REYES,

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 \$ 10,000.00.

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

Dated this 6th day of May, 1996

Teddy G. Fey
TEDDY G. FEY

Phyllis M. Fey
PHYLLIS M. FEY

NOTARY ACKNOWLEDGEMENT

STATE OF Idaho ss. 5-6 19 96

COUNTY OF Latah

Personally appeared the above named Teddy G. Fey and
Phyllis M. Fey

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

W. D. Hammond
Notary Public for State of Idaho

My commission expires 12-18-99
residing at Kendrick, Idaho

ESCROW NO. MT37380-HF

Return to:
MARY REYES

EXHIBIT "A"
LEGAL DESCRIPTION

That portion of the S1/2 of the N1/2 of the SE1/4 of Section 19, Township 34 South, Range 8, East of the Willamette Meridian, Klamath County, Oregon, lying North and West of the Sprague River, EXCEPTING THEREFROM the Westerly 256.53 feet as described in Deed recorded February 26, 1973 in Volume M73, page 1977, Microfilm Records of Klamath County, Oregon, and EXCEPTING that portion lying within the right of way of Sprague River.

EXCEPTING THEREFROM that portion of land lying within the right of way of the Sprague River Highway.

ALSO EXCEPTING THEREFROM an 80.00 feet wide easement for road way purposes adjacent to and parallel with the Westerly property line of the above described property between the Sprague River Highway and the Northerly bank of the Sprague River.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 12th day
of June A.D., 19 96 at 11:49 o'clock AM., and duly recorded in Vol. M96,
of Deeds on Page 17348.

FEE \$35.00

By Bernetha G. Letsch, County Clerk