

NA 19910 Vol. M96 Page 17853

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Suzanne J. Montgomery, a widow

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Debra E. Baschal, a single woman,

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

The NE $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$, Section 31, Township 35 South, Range 13 East of the Willamette Meridian, in the County of Klamath, State of Oregon

SUBJECT TO:

1. Rights of the public in and to any portion of the herein described premises lying within the boundaries of streets, roads or highways.
2. Recitals as set forth in deed recorded June 11, 1959 in Book 313 at page 279
3. Easement, recorded June 5, 1961 in Book 330 at page 156.
4. Subject to a non-inclusive easement for road and utility purposes 60 feet in width, the centerline of which is the West line of the East $\frac{1}{2}$ of the E $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Section 31, Township 35 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.
5. Subject to rules and regulations of Fire Patrol District.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

and that grantor will warrant and forever defend the 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 4000.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration for this transfer. The sentence between the symbols (), if not applicable, should be deleted. See ORS 93.030.~~

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 3rd day of June, 1996; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Suzanne J. Montgomery
SUZANNE J. MONTGOMERY

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on June 3, 1996,

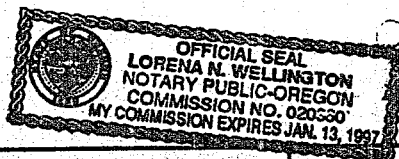
by Suzanne J. Montgomery

This instrument was acknowledged before me on 3 JUN 96, 1996,

by Suzanne J. Montgomery

as

of



Lorena N. Wellington
Notary Public for Oregon
My commission expires

Suzanne J. Montgomery
P.O. Box 22
Beatty, Oregon 97621
Grantor's Name and Address

Debra E. Baschal
P.O. Box 293
Beatty, Oregon 97621
Grantee's Name and Address

After recording return to (Name, Address, Zip):
Debra E. Baschal
P.O. Box 293
Beatty, Oregon 97621

Until requested otherwise send all tax statements to (Name, Address, Zip):
Suzanne J. Montgomery
P.O. Box 22
Beatty, Oregon 97621

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, County of Klamath) ss.

I certify that the within instrument was received for record on the 14th day of June, 1996, at 3:13 o'clock P.M., and recorded in book/reel/volume No. M96 on page 17853 and/or as fee/file/instrument/microfilm/reception No. 19910 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co Clerk
NAME TITLE
Shirley Reily, Deputy.

FEE: \$30.00

30-00