

NAME **20207** **WTC 38297ka** WARRANTY DEED Vol. **m96** Page **18447**
KNOW ALL MEN BY THESE PRESENTS, That EMMET JOE LAHODA AND EDNA MAE LAHODA

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by **SHELBY C. WILSDON and ROBERT L. SARI**, Grantees, the following described property... ****
 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:

See Exhibit A attached....

*** not as tenants in common, but with rights of survivorship; that is, the fee shall vest in the survivor of the grantees.

(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 except those of record and those apparent on the land, if any

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 \$ **55,000.00**

~~However, the actual consideration consists of an interest in other property, or a right or interest therein, which is the subject of this deed, and which is not described in this deed.~~ (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 **14** day of **June**, 19 **96**; 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.

Emmet Joe Lahoda

Edna Mae Lahoda

Edna Mae Lahoda

STATE OF OREGON, County of **Klamath**) ss.

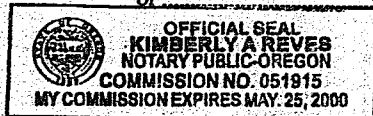
This instrument was acknowledged before me on **June 14**, 19 **96**, by **Emmet Joe Lahoda and Edna Mae Lahoda**

This instrument was acknowledged before me on _____, 19 _____,

by _____,

as _____,

of _____.



Kimberly A. Reeves

Notary Public for Oregon
 My commission expires **5/25/2000**

Emmet Joe Lahoda & Edna Mae Lahoda
7959 Pacific Lane
Klamath Falls, OR 97603
 Grantor's Name and Address
Shelby C. Wilsdon & Robert L. Sari

Grantee's Name and Address
 After recording return to (Name, Address, Zip):
Shelby C. Wilsdon
7991 Pacific Lane
Klamath Falls, OR 97603

Until requested otherwise send all tax statements to (Name, Address, Zip):
Shelby C. Wilsdon
7991 Pacific Lane
Klamath Falls, OR 97603

SPACE RESERVED
 FOR
 RECORDER'S USE

STATE OF OREGON, } ss.
 County of _____

I certify that the within instrument was received for record on the _____ day of _____, 19 _____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ and/or as fee/file/instrument/microfilm/reception No. _____, Record of Deeds of said County.

Witness my hand and seal of County affixed.

By _____, Deputy.

EXHIBIT "A"
LEGAL DESCRIPTION

That portion of the N1/2 of the NE1/4 of Section 25, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the North line of said Section which is 170.9 feet East from the North quarter corner thereof; thence South 0 degrees 27' East a distance of 849.7 feet to a point on the Great Northern Railway right of way; thence in a Southeasterly direction along said right of way to point of intersection with line parallel to and 45 feet distant from the West line of this tract; thence North 0 degrees 27' West approximately 175 feet to the North line of property conveyed to John W. Matney et ux by Deed recorded on page 351 of Volume 306 of Deed Records of Klamath County, Oregon; thence North 89 degrees 30' East a distance of 255 feet; thence North 0 degrees 27' West a distance of 710.8 feet; thence South 89 degrees 30' West 300 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM that portion of the N1/2 of the NE1/4 of Section 25, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Commencing at a point on the North line of said Section 25 said point being 170.9 feet East of the North 1/4 corner of said Section 25; thence South 00 degrees 27' East, 849.7 feet to a point on the Northeasterly right of way line of the Great Northern right of way; thence South 47 degrees 54' East along said right of way 61.07 feet; thence leaving said right of way line North 00 degrees 27' West, 180.68 feet to the North line of that property conveyed to John W. Matney et ux, by deed recorded on page 351 of volume 306 of the Klamath County Deed Records said point being the point of beginning for this description; thence North 89 degrees 33' East, 255 feet; thence North 00 degrees 27' West, 170.82 feet; thence South 89 degrees 33' West, 255 feet; thence South 00 degrees 27' East, 170.82 feet to the point of beginning.

Together with a 1975 FLAMI mobile home 11806720.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 21st day
of June A.D., 19 96 at 10:41 o'clock A M., and duly recorded in Vol. M96
of Deeds on Page 18447

FEE \$35.00

By Bernetha G. Letsch, County Clerk
[Signature]