

20696

Vol. 19566 Page 19566

WARRANTY DEED

#03044631
AFTER RECORDING RETURN TO:

FRANK W. HUSTEAD
PEARL L. HUSTEAD

5495 WILLIAMS DR
KLAMATH FALLS, OR 97601

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

WILLIAM J. TATE, JR. and SUSAN E. TATE, hereinafter called
GRANTOR(S), convey(s) to FRANK W. HUSTEAD and PEARL L. HUSTEAD,
husband and wife hereinafter called GRANTEE(S), all that real
property situated in the County of Klamath, State of Oregon,
described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH
HEREIN

"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 30.390."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land, and will warrant
and defend the same against all persons who may lawfully claim
the same, except as shown above.

The true and actual consideration for this transfer is
\$65,000.00.

In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 24TH day of JUNE 1996.

William J. Tate, Jr.
WILLIAM J. TATE, JR.

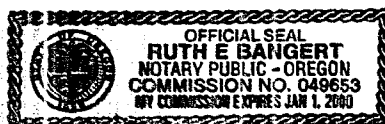
Susan E. Tate
SUSAN E. TATE

STATE OF OREGON, County of Marion)ss.

On this 28th day of June, 1996,

Personally appeared the above named WILLIAM J. TATE, JR. and
SUSAN E. TATE and acknowledged the foregoing instrument to be
their voluntary act and deed.

Before me: Ruth E. Bangert
Notary Public for Oregon
My Commission Expires: 1-1-2000



105 JUL -1 P353

A portion of the NE 1/4 SW 1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a point on the Easterly right of way line of the Dalles-California Highway, which point bears North 89 degrees 49' West 429.2 feet; thence South 6 degrees 20' West 662.2 feet from the center of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, which point is at the Northwest corner of the tract herein described; thence South 89 degrees 49' East 486.5 feet to a point; thence South 6 degrees 20' West, 90 feet to a point; thence North 89 degrees 49' West 486.5 feet to a point; thence North 6 degrees 20' East along the Easterly right of way line of the Dalles-California Highway, 90 feet to the place of beginning.

CODE 190 MAP 3809-7C0 T. 900

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 1st day
of July A.D. 19 96 at 3:53 o'clock P. M., and duly recorded in Vol. M96
of Deeds on Page 19566

FEE \$35.00

By Bernetha G. Letsch, County Clerk