

20875

WARRANTY DEED

Vol. 196 Page 19952

KNOW ALL MEN BY THESE PRESENTS, That MAJORIE E. OVGARD

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by \*\*\*\*  
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:

\*\*\*\* MARJORIE E. OVGARD, TRUSTEE, OR HER SUCCESSORS IN TRUST,  
UNDER THE MAJORIE E. OVGARD LOVING® TRUST DATED JUNE 28, 1996, AND  
ANY AMENDMENTS THERETO.

SEE ATTACHED EXHIBIT "A"

The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns  
under the warranties and covenants contained herein or provided by law shall be limited to  
the amount, nature, and terms of any right or indemnification available to Grantor under  
and title insurance policy, and Grantor shall have no liability or obligation except to the  
extent that reimbursement for such liability or obligation is available to Grantor under any  
such title insurance policy.

(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 \$ -0-

However, the actual consideration consists of or includes other property or value given or promised which is  
the whole consideration (indicate with check box) ☒ The entire consideration 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 28th 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 TITLE  
TO THE PROPERTY SHOULD CHECK WITH THE APPLICABLE 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.

Marjorie E. Ovgard  
MARJORIE E. OVGARD

STATE OF OREGON, County of Klamath

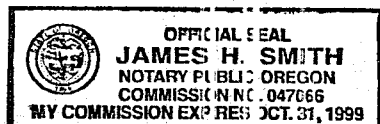
This instrument was acknowledged before me on JUNE 28, 1996,  
by MARJORIE E. OVGARD

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_,

by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_



JAMES H. SMITH  
Notary Public for Oregon  
My commission expires 10/31/99

MARJORIE E. OVGARD  
1839 WIARD STREET  
KLAMATH FALLS, OREGON 97603

MARJORIE E. OVGARD  
MARJORIE E. OVGARD LOVING® TRUST DATED 6/28/96  
1839 WIARD STREET  
KLAMATH FALLS, OREGON 97603

After recording return to (Name, Address, Zip):  
JAMES H. SMITH, ESQ.  
711 BENNETT AVENUE  
MEDFORD, OR 97504

Use if requested otherwise send all tax statements to (Name, Address, Zip):

MARJORIE E. OVGARD  
1839 WIARD STREET  
KLAMATH FALLS, OREGON 97603

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,  
County of \_\_\_\_\_ } ss.

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/instru-  
ment/microfilm/reception No. \_\_\_\_\_,  
Record of Deeds of said County.

Witness my hand and seal of  
County affixed.

NAME TITLE  
By \_\_\_\_\_, Deputy

## PARCEL 1:

Tract 6 of Yalta Gardens, according to the official plat thereof.

Subject to contracts and/or liens for irrigation and/or drainage, and to restrictions, easements and rights of way of record or apparent on the land.

## PARCEL 2:

Lots 16 and 17 in Block 13 of Fairview Addition to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon also beginning at the Southeast corner of Lot 17 in Block 13 of Fairview Addition; thence North 100 feet; thence East 44 feet; thence South 100 feet; thence West 44 feet to the point of beginning, being in the NW1/4SE1/4 of Section 29, township 38, S.R. 9 E.W.M.

Saving and excepting any "Rights of Public", if any, in and to any part of above property which shows as street or way on plat of Linkville Cemetery;

## PARCEL 3:

Lot 7, Tract A, Frontier Tract, a platted portion of Klamath County, Oregon, according to the duly recorded plat thereof.

Subject to the reservation that no commercial enterprise or enterprises shall be operated on the above described real property.

## PARCEL 4:

Lot Fourteen (14) in Block Thirteen (13) of Fairview Addition to City of Klamath Falls, Oregon;

ALSO - Situated in the City of Klamath Falls, Klamath County, Oregon: Beginning at the Southeast corner of Lot Fourteen (Lot 14), Block Thirteen (Blk 13) Fairview Addition; Thence North fifty feet (50'); thence East forty-four feet (44'); thence South fifty feet (50'); thence West forty-four feet (44') to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of James H. Smith the 5th day  
of July A.D., 1996 at 9:13 o'clock A M., and duly recorded in Vol. M96  
of Deeds on Page 19952

FEE \$35.00

Bernetha G. Letsch, County Clerk

By C. J. Russell

JUL 05, 1996

NO RECORD

M96-PAGE 19954