

21274

WARRANTY DEED

Vol. M96 Page 20273

NTC38429LW

ROBERT F. PARKER, JR.,

Grantor(s) hereby grant, bargain, sell and convey to:

JIMMY D. SHELBY,

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:

PLEASE SEE ATTACHED EXHIBIT "A"

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 \$ 95,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 4620 DENVER AVENUE, KLAMATH FALLS, OR 97603

Dated this 11 day of July, 1996

Robert F. Parker Jr
ROBERT F. PARKER, JR.

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon ss. 7/11 19 96
COUNTY OF Klamath

Personally appeared the above named _____

Robert F. Parker, Jr.

and acknowledged the foregoing instrument to be A voluntary act.



(seal)

Before me:

Lisa Legget-Weatherly
Notary Public for Oregon

My commission expires 11/20/99

ESCROW NO. MT38429-LW

Return to:

JIMMY D. SHELBY

4620 DENVER AVENUE

KLAMATH FALLS, OR 97603

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20774

EXHIBIT "A" LEGAL DESCRIPTION

A piece or parcel of land situated in the N1/2 SE1/4 NW1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more fully described as follows:

Beginning at a point in the centerline of a 60 foot roadway, from which the section corner common to Sections 2, 3, 10, 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and as marked on the ground by an iron pin driven therein, bears South 89 degrees 44 1/2' West along the said roadway center line 1485.2 feet, to a point in the West boundary of the said Section 11, and North 0 degrees 13 1/2' West, 1662.5 feet to said section corner and running thence South 0 degrees 01' East 331.4 feet to a point in the Southerly boundary of the said N1/2 SE1/4 NW1/4 of Section 11; thence North 89 degrees 42' East along said boundary line 65.7 feet; thence North 0 degrees 01' West 331.35 feet, more or less, to an intersection with the center line of the above mentioned roadway; thence South 89 degrees 44 1/2' West along said roadway center line 65.7 feet, more or less, to the said point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Ameritrile the 12th day
of July A.D., 19 96 at 3:56 o'clock P M., and duly recorded in Vol. M96
of Deeds on Page 20773

FEE \$35.00

By Bernetha G. Leisch, County Clerk
Kadum Kora