

21463

WARRANTY DEED

Vol. 1996 Page 21158

ILLIA J. SIMPSON and MARION JEAN THOMASON, with the rights of survivorship,
 Grantor(s) hereby grant, bargain, sell and convey to:
 MICHAEL D. BADOREK and KATHRYN J. BADOREK, husband and wife,
 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 \$ 41,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
 following address: ~~5629~~ ⁵⁶⁴³ HARLAN DRIVE, KLAMATH FALLS, OR 97603

Dated this 16th day of July, 1996

Illia J. Simpson
 ILLIA J. SIMPSON

Marion Jean Thomason
 MARION JEAN THOMASON

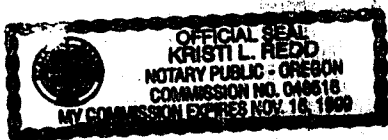
NOTARY ACKNOWLEDGEMENT

STATE OF OREGON SS. July 16 1996
 COUNTY OF KLAMATH

Personally appeared the above named _____

ILLIA J. SIMPSON and MARION JEAN THOMASON

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Kristi L. Redd

Notary Public for Oregon

My commission expires 11/16/99

(seal)

ESCROW NO. MT38436-KR

Return to:

5643 ~~5629~~ HARLAN DRIVE
 KLAMATH FALLS, OR 97603

96 JUL 16 P3:50

EXHIBIT 'A'
LEGAL DESCRIPTION

That portion of TRACT NO. 23, HOMEDALE, Klamath County, Oregon, according to the duly recorded plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Southerly line of TRACT NO. 23, HOMEDALE, 143.75 feet North 66 degrees 33' West from the Southeast corner of said tract; thence North 66 degrees 33' West 143.75 feet; thence North 14 degrees 05' East 309.15 feet to the Northerly line of said tract; thence South 70 degrees 37' East 100 feet along the Northerly line of said tract; thence South 6 degrees 39' West 325.55 feet to the point of beginning, being a portion of TRACT NO. 23, HOMEDALE, Klamath County, Oregon. Originally recorded in Volume 231, page 311, Deed Records of Klamath County, Oregon.

SAVING AND EXCEPTING THEREFROM: A tract of land within that parcel of Government Lot 23, HOMEDALE, recorded in Volume 301, page 175, Deed Records of Klamath County, Oregon, said tract of land being more particularly described as follows:

Beginning at a point on the Southerly boundary of said TRACT NO. 23, which point bears North 66 degrees 33' West, 143.75 feet from the Southeast corner of said TRACT NO. 23; thence North 66 degrees 33' West 71.0 feet along said boundary; thence North 14 degrees 20' East, 188.0 feet; thence South 72 degrees 14' East 43.7 feet to the East boundary of above mentioned parcel of TRACT NO. 23; thence South 6 degrees 39' West, 198.40 feet along said boundary to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 16th day
of July A.D., 19 96 at 3:50 o'clock PM., and duly recorded in Vol. M96,
of Deeds on Page 21158.

FEE \$35.00

By Bernetha G. Letsch, County Clerk