

22829

WARRANTY DEED

Vol. m96 Page 24268

MTC 38140 KR

JOHN R. CROFOOT,

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

LYNN D. MORTENSON AND ANNE MORTENSON, 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.

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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 \$ 82,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 13371 CRYSTAL SPRINGS ROAD, KLAMATH FALLS, OR 97603

Dated this 2nd day of AUGUST, 1996.

JOHN R. CROFOOT

NOTARY ACKNOWLEDGEMENT

STATE OF OREGONSS. AUGUST 2 19 96COUNTY OF KLAMATHPersonally appeared the above named JOHN R. CROFOOTand acknowledged the foregoing instrument to be HIS voluntary act.

(seal)

Before me:

Lisa Legget-Weatherly

Notary Public for OregonMy commission expires 11/20/99

ESCROW NO. MT38140-KR

Return to:

LYNN D. MORTENSON
13371 CRYSTAL SPRINGS ROAD
KLAMATH FALLS, OR 97603

EXHIBIT "A"
LEGAL DESCRIPTION

24269

PARCEL 1:

That portion of the following described parcel lying in Government Lot 2 of Section 15, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon:

Beginning at a 1" iron pin set on the South Bank of Lost River, said point being South 89 degrees 30' West a distance of 1054.0 feet from the Section corner common to Sections 14, 15, 22 and 23, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, said distance being measured along the East-West Section line between Sections 15 and 22; thence North 89 degrees 30' East a distance of 366.0 feet to the North right of way of the Klamath Irrigation District Canal, said point being monumented by a 5/8" iron pin; thence following the right of way of said canal, North 54 degrees 45' East a distance of 200.00 feet; thence North 62 degrees 33' East a distance of 452.0 feet; thence North 44 degrees 11' East a distance of 400.0 feet; thence North 55 degrees 25' East a distance of 215.0 feet to a point on the North bank of said Canal and the South boundary of the County Road; thence North 52 degrees 05' West a distance of 93.0 feet to the South Bank of Lost River, said point being monumented by a 5/8" iron pin; thence following the South Bank of Lost River downstream to the point of beginning.

PARCEL 2:

That portion of Government Lot 9, lying North and West of Crystal Springs Road in Section 22, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 8th day
of August A.D., 19 96 at 11:30 o'clock A.M., and duly recorded in Vol. M96
of Deeds on Page 24268.

FEE \$35.00

Bernetha G Letsch, County Clerk

By Cheryl Swannell