

23013

96 AUG 12 AM 1:19
WARRANTY DEED

MC38922MS

Vol. Map Page 24678

JO ANNE E. COOMBE,

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

DALE A. COOMBE,

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 \$ 0.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1310 JOE WRIGHT ROAD, KLAMATH FALLS, OR 97603

Dated this 6th day of August, 19 96

Jo Anne Coombe
JO ANNE E. COOMBE

NOTARY ACKNOWLEDGEMENT

STATE OF OregonSS. August 6 19 96COUNTY OF KlamathPersonally appeared the above named Jo Anne E. Coombeand acknowledged the foregoing instrument to be her voluntary act.

Before me:

Marjorie A. Stuart

Notary Public for OregonMy commission expires 12-20-98

(seal)

ESCROW NO. MT38922-MS

Return to:

DALE A. COOMBE

1310 JOE WRIGHT ROAD

KLAMATH FALLS, OR 97603

EXHIBIT "A"
LEGAL DESCRIPTION

24679

Beginning at a point in the Northerly boundary of the S1/2 NW1/4 of Section 21, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, from which the Northwest corner of the SW1/4 NW1/4 of the said Section 21 bears South 88 degrees 50 1/2' West 955.0 feet distance, and running thence South 0 degrees, 10' West 592.0 feet; thence South 89 degrees 40' east, 160.0 feet; thence North 0 degrees 10' East 596.3 feet more or less, to a point in the said Northerly boundary of the S1/2 NW1/4 of the said Section 21; thence South 88 degrees 50 1/2' West 160.0 feet more or less, to the point of beginning; and being situate in S1/2 NW1/4 of said Section 21, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, EXCEPT that part lying in the County Road.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 12th day
of August A.D., 19 96 at 11:19 o'clock A.M., and duly recorded in Vol. M96,
of Deeds on Page 24678.

FEE \$35.00

Bernetha G. Letsch, County Clerk

By [Signature]