

23363

MTC 38755 MS

## WARRANTY DEED

Vol. 116 Page 25442

ROBERT D. HARD and CHARLOTTE L. HARD, as tenants by the entirety,  
Grantor(s) hereby grant, bargain, sell and convey to:

CECIL D. HARD,

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 \$ 55,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: , 4015 EZELL AVE., KLAMATH FALLS, OR 97603.

Dated this 15 day of Aug., 1996.

Robert D. Hard

ROBERT D. HARD

BY: Charlotte L. Hard

CHARLOTTE LOY HARD

HIS ATTORNEY-IN-FACT

Charlotte L. Hard

CHARLOTTE L. HARD

## NOTARY ACKNOWLEDGEMENT

STATE OF OREGON

COUNTY OF MARION

ss. AUGUST 15 1996

Personally appeared the above named CHARLOTTE LOY HARD AS ATTORNEY-IN-FACT

FOR ROBERT D. HARD AND CHARLOTTE L. HARD FOR HERSELF

and acknowledged the foregoing instrument to be their voluntary act.

Before me:

J. Wickstrom

Notary Public for OREGON

My commission expires 11/4/96

(seal)

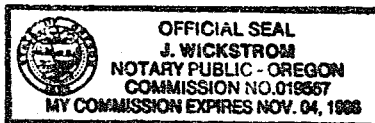
ESCROW NO. MT38755-KA

Return to:

CECIL D. HARD

4015 Ezell Ave.

Klamath Falls, OR 97603



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A tract of land situate in the NE1/4 of NE1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point which lies South 89 degrees 40' West a distance of 270 feet and North 1 degree 12' West a distance of 1,298.6 feet from an iron pin in the center of Summers Lane that marks the Southeast corner of the NE1/4 NE1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and from said point of beginning running thence South 1 degree 12' East 290.2 feet to a point; thence South 89 degrees 40' West to a point where said line intersects the Easterly right of way line of the I-C Drain as described in that certain Deed from W.C. Ezell and Magdalene Ezell, husband and wife to United States of America dated November 11, 1915 and recorded November 12, 1915, in Volume 45 at page 203, Deed Records of Klamath County, Oregon; thence following said Easterly right of way line in a Northwesterly direction to a point that bears South 89 degrees 40' West from the point of beginning of this description; thence North 89 degrees 40' East to the point of beginning, known as Tract 15 and Tract 16, EZELL TRACTS, an unrecorded plat.

**EXCEPTING THEREFROM THE FOLLOWING:**

A tract of land situate in the NE1/4 of NE1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point which lies South 89 degrees 40' West a distance of 270 feet and North 1 degree 12' West a distance of 1,298.6 feet from an iron pin in the center of Summers Lane that marks the Southeast corner of the NE1/4 NE1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; and from said point of beginning running thence South 1 degree 12' East, 113 feet; thence West 109 feet; thence North 113 feet to a point that bears South 89 degrees 40' West from the point of beginning; thence North 89 degrees 40' East 109 feet more or less to the true point of beginning, with bearings based on Minor Partition No. 82-61.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 16th day  
of August A.D., 19 96 at 3:11 o'clock P.M., and duly recorded in Vol. M96  
of Deeds on Page 25442

FEE \$35.00

Bernetha G. Letsch, County Clerk  
By [Signature]