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Vol. m96 Page 25971

K-48732  
WARRANTY DEED  
CC 4628

KNOW ALL MEN BY THESE PRESENTS that BRIAN LANE CURTIS, LOWELL ROBERT CURTIS, JOHN CHRISTIAN McMILLAN and LOWELL ROBERT CURTIS, as Guardian of the Estate of Emery Jeanette Curtis, a minor, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GORDON A. NEWELL, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

See attached Exhibit "A".

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances, and that 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$22,500.00.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 13 day of JUNE, 1989.

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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.

Brian Lane Curtis  
BRIAN LANE CURTIS

x Lowell Robert Curtis  
LOWELL ROBERT CURTIS

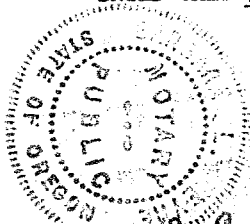
x John Christian McMillan  
JOHN CHRISTIAN McMILLAN

x Lowell Robert Curtis  
LOWELL ROBERT CURTIS, as Guardian of the  
Estate of Emery Jeanette Curtis

STATE OF Oregon )  
 )ss.:  
County of Klamath )

Personally appeared the above named BRIAN LANE CURTIS and acknowledged the foregoing instrument to be his voluntary act and deed.

DATED this 24<sup>th</sup> day of May, 1989.



Barbara L. Lipe  
NOTARY PUBLIC FOR Oregon

My Commission Expires: 11/7/92

STATE OF B.C.S. )  
 )ss.:  
County of LA PAZ. )

Personally appeared the above named LOWELL ROBERT CURTIS and acknowledged the foregoing instrument to be his voluntary act and deed.

DATED this 27 day of ABRIL, 1989.



Victor Castro  
NOTARY PUBLIC FOR \_\_\_\_\_

My Commission Expires: INDEFINIDO

25973-A

DESCRIPTION OF PROPERTYParcel 1:

The NE $\frac{1}{4}$ SW $\frac{1}{4}$  Section 15, Township 36 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, EXCEPT THEREFROM that portion lying Northwest of the O.C. & E. Railroad right of way.

The N $\frac{1}{4}$ SE $\frac{1}{4}$  Section 15, Township 36 South, Range 10 East of the Willamette Meridian, in the County of Klamath State of Oregon, EXCEPT THEREFROM that portion lying East of Squaw Flat Road.

Parcel 2:

The N $\frac{1}{4}$ S $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 15, Township 36 South, Range 10 East of the Willamette Meridian, in the County of Klamath State of Oregon, lying Southeasterly of the O.C. E Railroad right of way.

The S $\frac{1}{4}$ S $\frac{1}{4}$ NE $\frac{1}{4}$  Section 15, Township 36 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, EXCEPT THEREFROM that portion conveyed to Klamath County by deed Volume M-70 on page 7235 Deed Records and any portion lying East of the County Road. EXCEPTING any portion lying Northwest of the O.C. & E. Railroad right of way.

Parcel 3:

The W $\frac{1}{4}$ NW $\frac{1}{4}$ , N $\frac{1}{4}$ N $\frac{1}{4}$ SW $\frac{1}{4}$ , NE $\frac{1}{4}$ , S $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 24, Township 35 South, Range 10 East of the Willamette Meridian.

The NE $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 25, Township 35 South, Range 10 East of the Willamette Meridian.

Parcel 4:

SE $\frac{1}{4}$ SW $\frac{1}{4}$ , NE $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 24, Township 35 South, Range 10 East of the Willamette Meridian.

## EXHIBIT "A"

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 22nd day of August A.D., 19 96 at 11:26 o'clock AM., and duly recorded in Vol. M96 of Deeds on Page 25971.

Bernetha G Letsch, County Clerk

FEE \$45.00

By [Signature]

STATE OF B.C.S. )  
County of LA Paz ) ss.:

25973

Personally appeared the above named LOWELL ROBERT CURTIS, as Guardian of the Estate of Emery Jeanette Curtis, and acknowledged the foregoing instrument to be his voluntary act and deed.

DATED this 27 day of April, 1989.



X Hector Castro  
NOTARY PUBLIC FOR \_\_\_\_\_

My Commission Expires: INDEFINIDO

STATE OF Kansas )  
County of Marion ) ss.:

Personally appeared the above named JOHN CHRISTIAN McMILLAN and acknowledged the foregoing instrument to be his voluntary act and deed.

DATED this 13 day of June, 1989.



X Elaine Stela  
NOTARY PUBLIC FOR \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

PLEASE FORWARD ALL TAX STATEMENTS TO:

Gordon A. Newell  
same as below Blvd.  
Hollywood, CA 90028

PLEASE RETURN, AFTER RECORDING, TO:

Gordon A. Newell, M.D.  
3674 Barham Blvd L310  
Hollywood, CA 90068  
Klamath Falls, OR 97601