

23870

WARRANTY DEED

Vol. 196 Page 26491

KNOW ALL MEN BY THESE PRESENTS, That Douglas E. and Billie Jean Stumbaugh

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Kenneth L. Jordan

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Tax Lot 103, R 2409-030CA-00600-000-00

Further described in exhibit B on reverse side

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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

And grantor hereby covenants to and with 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 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 \$30,000

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted. See ORS 93.030.)

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

In Witness Whereof, the grantor has executed this instrument this 23 day of August, 1996; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Douglas E. Stumbaugh
Billie Jean Stumbaugh

STATE OF OREGON, County of Klamath) ss.

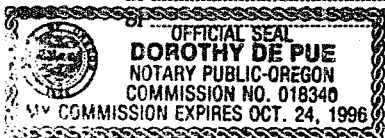
This instrument was acknowledged before me on August 23, 1996,

by Douglas E. Stumbaugh & Billie Jean Stumbaugh

This instrument was acknowledged before me on , 19 ,

by

ss



Dorothy De Pue

Notary Public for Oregon

My commission expires 10-24-96

Douglas E. and Billie Jean Stumbaugh
Box 209 Crescent, Ore 97733

Grantor's Name and Address

Kenneth L. Jordan
Box 290
Crescent, Ore 97733

Grantee's Name and Address

After recording return to (Name, Address, Zip):

Kenneth L. Jordan
P.O. Box 290
Crescent, Ore 97733

Until requested otherwise send all tax statements to (Name, Address, Zip):

Kenneth L. Jordan
P.O. Box 290
Crescent, Ore 97733

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, } ss.
County of

I certify that the within instrument was received for record on the day of 19, at o'clock M., and recorded in book/reel/volume No. on page and/or as fee/file/instrument/microfilm/reception No. Record of Deeds of said County.

Witness my hand and seal of County affixed.

NAME TITLE
By , Deputy

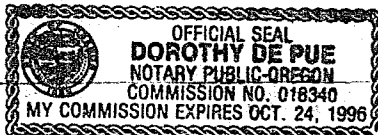
Exhibit B

The following described real property situated in Klamath County, Oregon:

A parcel of land in the NE1/4 Of SW1/4 of Section 30, Township 24 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Beginning at the point of intersection on the Northerly line of Hill Street, according to the recorded plat of Crescent, extended Northwesterly, and the Westerly line of the Dalles-California Highway as described in deed from B. G. Stevens and Emma Stevens to State of Oregon, dated April 10, 1943, recorded in Book 154, page 556. Deed Records of Klamath County, Oregon, which said Westerly line of said highway is also 50 feet distant Westerly from (when measured at right angles to) the relocated center line of said highway; thence Westerly along said extension on North Line on Hill Street, a distance of 100 feet, thence Northeasterly 150 feet; thence Northeasterly 100 feet to the westerly right of way line of the Dalles-California Highway; thence Southwesterly along said Westerly right of way 150 feet to the point of beginning.

Tax Lot Code 103, R 2409-030CA-00600 000-00



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 27th day
of August A.D., 19 96 at 1:05 o'clock P M., and duly recorded in Vol. M96
of Deeds on Page 26491

Bernetha G. Letsch County Clerk

FEE \$35.00

By Cheryl Swannell