

24297

96 SEP -4 P3:44

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WARRANTY DEED

ASPEN TITLE ESCROW NO. 01045031

AFTER RECORDING RETURN TO:  
E. RONALD ISAKSON4036 S. 6th St.  
Klamath Falls, OR 97603UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVECLO K. CONE and FLOYD W. CONE, husband and wife, hereinafter  
called GRANTOR(S), convey(s) to E. RONALD ISAKSON, hereinafter  
called GRANTEE(S), all that real property situated in the  
County of Klamath, State of Oregon, described as:SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY  
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH  
HEREIN . . . . ."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 30.390."and covenant(s) that grantor is the owner of the above described  
property free of all encumbrances except covenants, conditions,  
restrictions, reservations, rights, rights of way and easements  
of record, if any, and apparent upon the land, contracts and/or  
liens for irrigation and/or drainage AND, Contract, including  
the terms and provisions thereof, recorded October 10, 1988, in  
Book M-88, Page 16967, Klamath County Deed Records, in favor of  
Leo L. Davis and Adair Davis, AND, Trust Deed, including the  
terms and provisions thereof, recorded February 13, 1990, in  
Book M-90, Page 2915, Klamath County Mortgage Records, in favor  
of South Valley State Bank, AND, Trust Deed, including the  
terms and provisions thereof, recorded March 16, 1992, in Book  
M-92, Page 5352, Klamath County Mortgage Records, in favor of  
Leo L. Davis and Adair F. Davis, Trustees of the Davis 1983  
Trust dated April 7, 1983, which Contract and Trust Deeds,  
including all Amendments and/or Extensions thereof, the Grantee  
herein agrees to assume and pay according to the terms and  
conditions contained therein.,and will warrant and defend the same against all persons who may  
lawfully claim the same, except as shown above.The true and actual consideration for this transfer is  
equitable exchange.In construing this deed and where the context so requires, the  
singular includes the plural.IN WITNESS WHEREOF, the grantor has executed this instrument  
this 30th day of August, 1996.

  
CLO K. CONE


  
FLOYD W. CONE

STATE OF OREGON, County of Klamath)ss.

On September 4, 1996, personally appeared Clo K. Cone and  
Floyd W. Cone who acknowledged the foregoing instrument to be  
their voluntary act and deed.

  
Notary Public for Oregon  
My Commission Expires: April 10, 2000


A parcel of land lying in the NE 1/4 SE 1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point which is South 55.03 feet and South 89 degrees 14' West 298 feet from the quarter section corner common to Sections 2 and 3, Township 39 South, Range 9 East of the Willamette Meridian, said point also being 53 feet South of (when measured at right angles to) the relocated center line of the Klamath Falls-Malin Highway; thence continuing South 89 degrees 14' West a distance of 132 feet; thence South 0 degrees 30' 30" East a distance of 137 feet; thence North 89 degrees 58' 30" East a distance of 132 feet; thence North 0 degrees 30' 30" West a distance of 137 feet to the point of beginning.

CODE 41 MAP 3909-3DA TL 500

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 4th day  
of September A.D., 19 96 at 3:44 o'clock PM., and duly recorded in Vol. M96,  
of Deeds on Page 27643.

FEE \$35.00

Bernetha G Letsch, County Clerk,

By Cheryl Russell