

29690

WARRANTY DEED

Vol. 1196 Page 38413

KNOW ALL MEN BY THESE PRESENTS, That Rose Marie Vassallo and Katherine Ann (Land) Leggett hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Gary Arthur Thill 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:

An undivided one third (1/3) interest in the following described property:

The North half of Tract 26 of

KIELSMEIER ACRE TRACTS

according to the official plat on file in the office of the County Clerk of Klamath County, Oregon

(It is the intent of this deed to create a tenancy in common between the three parties herein, namely the two grantors, and the grantee.)

(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 hereon.

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 \$10.00 and love and affection.

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 6 day of February, 1995; 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.

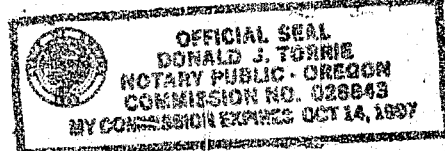
X Rose Marie Vassallo
X Katherine Ann (Land) Leggett
Katherine Ann (Land) Leggett

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on 6 day of February, 1995, by Rose Marie Vassallo

This instrument was acknowledged before me on 6 day of February, 1995, by Katherine Ann (Land) Leggett

of Klamath County, Oregon



Donald J. Torrie
Notary Public for Oregon
My commission expires 10-14-97

Rose Marie Vassallo and Katherine Ann (Land) Leggett
X PO Box 527 Keno OR 97627
Grantor's Name and Address
Gary Arthur Thill
Grantor's Name and Address

Rose Marie Vassallo
X PO Box 527
Keno OR 97627
After recording return to (Name, Address, Zip):
Until requested otherwise send all tax statements to (Name, Address, Zip):

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, County of Klamath } ss.

I certify that the within instrument was received for record on the 10th day of December, 1995, at 9:48 o'clock AM, and recorded in book/reel/volume No. 1196 on page 38413 and/or as fee/file/instrument/microfilm/reception No. 29690. Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk

By Bernetha Letsch, Deputy.

Fee: \$30.00