

30815

32254

Vol. 1197 Page 3211Vol. 1197 Page

193

MTC 40235MS

WARRANTY DEED

MICHAEL A. WALKLIN and SHIRLEY J. WALKLIN, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell and convey to:
JOHN F. ROBUTZ,

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 \$ 20,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 29601 HWY 97 NORTH, CHILOUQUIN, OR 97624

Dated this 3rd day of January, 1997 97 MS

RERECORDED TO CORRECT
DATED DATE

Michael A. Walklin
MICHAEL A. WALKLIN

Shirley J. Walklin
SHIRLEY J. WALKLIN

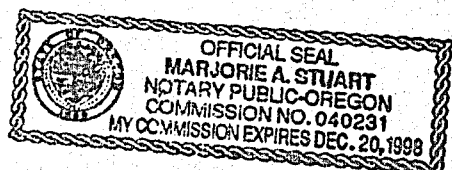
STATE OF Oregon

SS. January 3 19 97

COUNTY OF Klamath

Personally appeared the above named Michael A. Walklin and Shirley J. Walklin

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Marjorie A. Stuart
Notary Public for Oregon

My commission expires 12-20-98

(seal)

ESCROW NO. MT40235-MS

Return to:

JOHN F. ROBUTZ
29601 HWY 97 NORTH
CHILOUQUIN, OR 97624

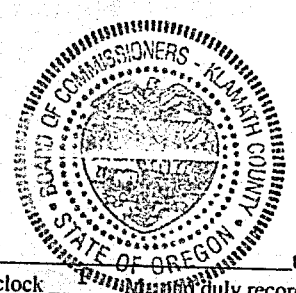
97 JAN -3 P 3:46
97 FEB -3 AM 11:52

10-22

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situate in the SE1/4 of the SW1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point which lies North 89 degrees 39' West along the forty line a distance of 82.96 feet and South 6 degrees 02' West a distance of 582.59 feet from an iron pin which marks the Northeast corner of the SE1/4 of SW1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and running thence North 89 degrees 39' West a distance of 66.97 feet to a point; thence South 6 degrees 02' West a distance of 252.12 feet to a point on the Northerly right of way line of the road; thence North 59 degrees 53' East along said Northerly right of way line of the road a distance of 82.52 feet to a point; thence North 6 degrees 02' East a distance of 210.00 feet, more or less to the point of beginning.



STATE OF OREGON : COUNTY OF KLAMATH: ss.
Filed for record at request of AmeriTitle
of January A.D., 19 97 at 3:46 o'clock the 3rd day
of Deeds and duly recorded in Vol. M97
on Page 193
FEE \$35.00
INDEXED
by Bernetha G. Letsch, County Clerk
Supette Freitag

STATE OF OREGON : COUNTY OF KLAMATH: ss.
Filed for record at request of AmeriTitle
of February A.D., 19 97 at 11:52 o'clock A. M., and duly recorded in Vol. M97
of Deeds on Page 3211
FEE \$10.00 Re-record
by Bernetha G. Letsch, County Clerk
Kathleen Riss