

32285

040
Arc: 45785

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That BARBARA A. BARRY hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by VINCENT BRIGGS, 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 and State of Oregon, described as follows, to-wit:

AS PER ATTACHED EXHIBIT "A" WHICH IS A PART HEREOF

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 except those apparent upon the land as of the date of this deed; 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 \$60,000.00.

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 29 day of January, 1997; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto 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

Barbara A. Barry
BARBARA A. BARRY

STATE OF MARYLAND)

County of HOWARD)

29 JANUARY, 1997.

Personally appeared the above named BARBARA A. BARRY and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me: Brent E. Cogswell
(OFFICIAL SEAL) BRENT E. COGSWELL

Notary Public for the STATE OF MARYLAND
My commission expires May 5, 1997

After recording return to:

VINCENT BRIGGS
20609 Mansel Ave.
Torrance, CA 90503

Until a change is requested all tax statements shall be sent to:

Same as above

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of _____ ss.

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 _____ or as document/fee/file/instrument/microfilm No. _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME TITLE

By _____ Deputy



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EXHIBIT "A"

PARCEL 1:

Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon:

Section 11: The SE 1/4 SW 1/4 EXCEPTING a tract of land more particularly described as follows:

Beginning at Northwest corner of said SE 1/4 of the SW 1/4; thence East 640 feet; thence South 800 feet; thence West 640 feet; thence North 800 feet to the point of beginning.

ALSO the SW 1/4 SE 1/4 and the W 1/2 SE 1/4 SE 1/4, EXCEPT THEREFROM the East 394 feet.

Section 14: The N 1/2 NE 1/4 NW 1/4, The N 1/2 S 1/2 NE 1/4 NW 1/4, THE N 1/2 NW 1/4 NE 1/4, The N 1/2 S 1/2 NW 1/4 NE 1/4, The N 1/2 W 1/2 NE 1/4 NE 1/4. EXCEPT THEREFROM the East 394 feet, and the N 1/2 S 1/2 W 1/2 NE 1/4 NE 1/4 EXCEPT THEREFROM the East 394 feet.

PARCEL 2:

Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon:

Section 11: The S 1/2 SW 1/4 SW 1/4, EXCEPTING THEREFROM the North 134.75 feet. ALSO EXCEPTING a strip of land 60 feet in width, measured at right angles to and along the West line of Section 11, Township 34 South, Range 7 East of the Willamette Meridian, and being more particularly described as follows:

Beginning at a point on the West line of said Section 11, said point being Southerly 800.00 feet from the Northwest corner of the SW 1/4 SW 1/4 of said Section 11; thence Southerly to the South line of said Section 11.

Continued on next page

EXHIBIT "A" CONTINUED

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Section 14: The NW 1/4 NW 1/4, EXCEPTING THEREFROM a portion of Section 14, Township 34 South, Range 7 East of the Willamette Meridian, and being more particularly described as follows:

Beginning at the Northwest corner of said Section 14; thence along the West line of the NW 1/4 NW 1/4 of said Section 14, to the Southwest corner thereof; thence Easterly along the South line of the NW 1/4 NW 1/4 of said Section 14, 660.00 feet; thence Northwesterly to a point on the North line of said Section 14, said point being 60 feet Easterly of the point of beginning; thence Westerly to the point of beginning.

CODE 150 MAP 3407-1100 TL 1600
CODE 149 MAP 3407-1100 TL 1700
CODE 150 MAP 3407-1100 TL 2000
CODE 150 MAP 3407-1100 TL 2100
CODE 149 MAP 3407-1400 TL 500
CODE 150 MAP 3407-1400 TL 600
CODE 149 MAP 3407-14BB TL 200
CODE 150 MAP 3407-14BB TL 100

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 3rd day
of February A.D., 19 97 at 3:38 o'clock P. M., and duly recorded in Vol. M97
of Deeds on Page 3303

FEE \$40.00

Bernetha G. Letsch, County Clerk
by Kathleen Ross