

32397

Vol. 797 Page 3518

97 FEB -5 AM 1:19

## WARRANTY DEED

ASPEN TITLE ESCROW NO. 01045769

AFTER RECORDING RETURN TO:  
 RONNIE T. BLOFSKY  
 NANCY J. BLOFSKY  
P.O. Box 737  
Keno OR 97627-0737

UNTIL A CHANGE IS REQUESTED ALL TAX  
 STATEMENTS TO THE FOLLOWING ADDRESS:  
 SAME AS ABOVE

SANDRA N. WILKS, hereinafter called GRANTOR(S), convey(s) to  
 RONNIE T. BLOFSKY and NANCY J. BLOFSKY, Husband and Wife,  
 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 . . . . .

RTR  
 PB  
 "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 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  
 \$108,640.00.

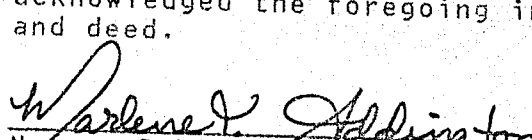
In construing this deed and where the context so requires, the  
 singular includes the plural.

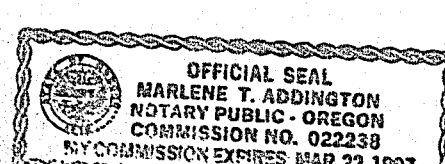
IN WITNESS WHEREOF, the grantor has executed this instrument  
 this 28th day of January 1997.

  
 SANDRA N. WILKS

STATE OF OREGON, County of Klamath)ss.

On January 29, 1997, personally appeared SANDRA N. WILKS, who  
 acknowledged the foregoing instrument to be her voluntary act  
 and deed.

  
 Notary Public for Oregon  
 My Commission Expires: March 22, 1997



## EXHIBIT "A"

## PARCEL 1:

A portion of the SE 1/4 NW 1/4 of Section 1, Township 40 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows: Beginning at a point 200 feet West of the center of Section 1, Township 40 South, Range 7 East of the Willamette Meridian; thence North 1,030 feet to the Southerly right of way of the Klamath Falls-Ashland Highway; thence South 57 degrees West 238.4 feet along said right of way; thence South 900 feet; thence East 200 feet to the point of beginning.

EXCEPTING THEREFROM a parcel of land located in the SE 1/4 NW 1/4 of Section 1, Township 40 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the South line of the SE 1/4 NW 1/4 of Section 1, Township 40 South, Range 7 East of the Willamette Meridian, said point being North 89 degrees 47' 13" West, 200 feet from the center quarter corner of said Section 1, said point also being the Southeast corner of a parcel of land described in Volume M-70 at Page 5467; thence North 00 degrees 08' 17" East along the East line of said parcel a distance of 260.00 feet; thence North 89 degrees 47' 13" West a distance of 200.00 feet to a point on the West line of said parcel; thence South 00 degrees 08' 17" East along the West line of said parcel, a distance of 260.00 feet to a point on the South line of the SE 1/4 NW 1/4 of said Section 1; thence South 89 degrees 47' 13" East, along said South line a distance of 200.00 feet to the point of beginning.

## PARCEL 2:

A parcel of land located in the SE 1/4 NW 1/4 of Section 1, Township 40 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the West line of a parcel of land described in Volume M-71 at Page 862, Deed Records of Klamath County, Oregon, said point being North 89 degrees 47' 13" West 200.00 feet and North 00 degrees 08' 17" East, 260.00 feet from the center quarter corner of said Section 1; thence South 89 degrees 47' 13" East, 70.00 feet; thence North 5 degrees 03' 20" West 773.37 feet, more or less to the Northwest corner of that parcel of land described in said Volume M-71 at Page 862; thence South 00 degrees 08' 17" West along the West line of said parcel a distance of 770.00 feet, more or less, to the point of beginning.

CODE 21 MAP 4007-1BO TL 1900  
CODE 21 MAP 4007-1BO TL 2000

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 5th day  
of February A.D., 19 97 at 11:19 o'clock A.M., and duly recorded in Vol. M97  
of Deeds on Page 3518.

FEE \$35.00

Bernetha G. Letsch, County Clerk  
by Kathleen Ross