

32738

MTC 40318 KR  
WARRANTY DEEDVol. 1797 Page 4350

MICHAEL LEE HORTON, as to his undivided 1/2 interest,,  
Grantor(s) hereby grant, bargain, sell and convey to:  
LOUISA L. HORTON,  
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 pursuant to an IRC  
1031 exchange on behalf of Grantor and/or Grantee.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 1033 835842 Salt Creek Rd., Prineville, OR 97754

Dated this 7th day of FEBRUARY, 19 97

[Signature]  
MICHAEL LEE HORTON

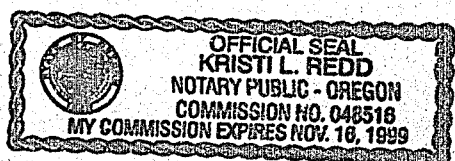
STATE OF OREGON

SS. FEBRUARY 19 97

COUNTY OF KLAMATH

Personally appeared the above named Michael Lee Horton

and acknowledged the foregoing instrument to be his voluntary act.



(seal)

Before me:

[Signature]  
Notary Public for Oregon

My commission expires 11/16/99

ESCROW NO. MT40318-KR

Return to: Louisa L. Horton  
835842 Salt Creek Rd.  
Prineville, OR 97754

97 FEB 11 P 3:44



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A tract of land situated in the NE1/4 NW1/4 of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the North boundary of the Klamath Falls Lakeview Highway, said point being West 331 feet and North 60 feet, more or less from the Southeast corner of the NE1/4 NW1/4 of said Section 7 and being the Southwest corner of a tract of land described in Deed Volume M71, page 306; thence West, along said highway boundary, 25.00 feet; thence North 25.00 feet from and parallel to the West boundary of the property described in Deed Volume M71, page 306, 440 feet to a point on the North boundary of the Enterprise Irrigation District Canal; thence Westerly, along said Canal boundary to the West boundary of a tract of land described in Deed Volume 255, page 463; thence North along said West boundary, 232 feet, more or less, to the Northwest corner thereof; thence East along the North boundary of said Deed Volume and page, 956 feet to a point on the East line of the NE1/4 NW1/4 of said Section 7, said point also being the most Northerly corner of a tract described in Deed Volume M71, page 306; thence South 29 degrees 08' 40" West, along the West boundary of said tract 682.64 feet to the Southerly boundary of the Enterprise Irrigation District Canal; thence South, along the West boundary of said tract 410 feet, more or less, to the point of beginning.

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 11th day  
of February A.D., 19 97 at 3:44 o'clock P. M., and duly recorded in Vol. M97  
of Deeds on Page 4350

FEE \$35.00

Bernetha G. Letsch, County Clerk  
by Kathleen Ross