

34242

MTC 40460 MS.
WARRANTY DEEDVol. M97 Page 7269

ERNEST C. NILES,

Grantor(s) hereby grant, bargain, sell and convey to:

JOHN E. DE VRIES,

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:

THE EASTERLY 330 FEET OF THE WEST 1/2 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, THAT LIES NORTH OF THE SPRAGUE RIVER HIGHWAY.

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 \$ 15,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 26264 SPRAGUE RIVER ROAD, SPRAGUE RIVER, OR 97639

Dated this 1st day of Feb., 1997

MAR 12 1997

Ernest C Niles
ERNEST C. NILESSTATE OF New YorkCOUNTY OF Herkimer

ss.

Feb 11997Personally appeared the above named Ernest C Nilesand acknowledged the foregoing instrument to be his voluntary act.

Before me:

[Signature]

Notary Public for _____

My commission expires _____

(seal)

GARY C. LUTHER
Notary Public, State of New York
Qualified in Herkimer County
No. 4510284
My Commission Expires 8/31/97

ESCROW NO. MT40460-MS

Return to:

JOHN E. DE VRIES

26264 SPRAGUE RIVER ROAD

SPRAGUE RIVER, OR 97639

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 12th day
of March A.D., 19 97 at 3:19 o'clock P.M., and duly recorded in Vol. M97
of Deeds on Page 7269

FEE \$30.00

Bernetha G. Letsch, County Clerk

by [Signature]