

36784

Vol. 1197 Page 12886
MTC 41124-MS
WARRANTY DEED

BRIAN DWAIN EMMEN,

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

VINCENT L. KOVACK and VERONICA L. KOVACK, husband and wife.

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

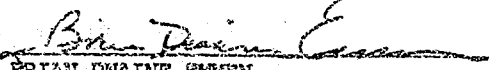
SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any; and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, 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 \$ 100,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: P.O. Box 1400, Chiloquin, OR 97624

Dated this 24th day of April, 19 97


 BRIAN DWAIN EMMEN

STATE OF Oregon


SS. April 24 19 97

COUNTY OF Klamath

Personally appeared the above named Brian Dwain Emmen

and acknowledged the foregoing instrument to be their voluntary act.

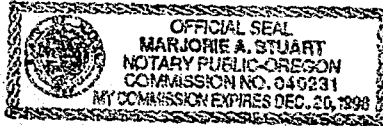
Before me:


 Notary Public for Oregon
 My commission expires 12-20-98

(seal)

ESCROW NO. MT41124-MS

Return to:

VINCENT L. KOVACK
P.O. Box 1400
Chiloquin, OR 97624

97 APR 26 P 3:52

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EXHIBIT 'A'
LEGAL DESCRIPTION

The Easterly 165 feet of the S1/2 of the S1/2 of the W1/2 of Government Lot 1, and the Easterly 165 feet of the North 360 feet of the W1/2 of Government Lot 8, Section 9, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

Together with easements for ingress and egress across the South 30 feet of the North 465 feet of the west half of Government Lot 1; the North 30 feet of the East half of Government Lot 8; a 30 foot wide strip of land lying East of adjoining and parallel to the Westerly boundary of the S1/2 E1/2 of Government Lot 1; and a 60 foot right-of-way beginning at a point on the East line of Government Lot 2 which is 435 feet South of the Northeast corner of Government Lot 2; thence West to the Easterly right-of-way line of Highway 97; thence South 60 feet along said right-of-way line; thence east to the east line of Government Lot 2; thence north along said East line 60 feet to the point of beginning, the North 30 feet of Government Lot 2 in Section 10, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, said Government Lot running to the mean high water line of the Williamson River.

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 28th day
of April A.D. 19 97 at 3:52 o'clock P. M., and duly recorded in Vol. 1497
of Deeds on Page 12886

Bernetha G. Letsch, County Clerk

FEE \$35.00

By Kathleen R. [Signature]