

N/A

40073

WARRANTY DEED

Vol. M97 Page 19959

KNOW ALL MEN BY THESE PRESENTS, That Sharon V. Powell

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Sharon V. Powell and Nancy J. Tennent not as tenants in common*

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit: * but with full rights of survivorship

A tract of land situated in the S $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 5, Township 39 South, Range 9 E., W.M., Klamath County, Oregon, and more particularly described as follows:

Beginning at an iron pin located South 429.0 feet and East 1420.8 feet from the iron pin which marks the Southwest corner of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 5; thence East 88.0 feet to an iron pin; thence South 125.0 feet to an iron pin; thence West 88.0 feet to an iron pin; thence North 125.0 feet, more or less, to the point of beginning.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with 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 N/A

and that grantor will warrant and forever defend the 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 \$ Estate Planning
 However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 25 day of June, 1997, if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so 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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Sharon V. Powell
 Sharon V. Powell

STATE OF OREGON, County of Klamath

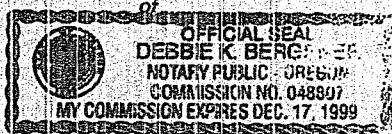
This instrument was acknowledged before me on June 25, 1997,

by Sharon V. Powell

This instrument was acknowledged before me on _____, 19____,

by _____

as _____



Debbie K. Berger
 Notary Public for Oregon
 My commission expires 12-17-99

Sharon V. Powell

Sharon V. Powell
 Nancy J. Tennent

Grantee's Name and Address

After recording return to (Name, Address, Zip):
 Sharon V. Powell
 2307 Landley Way
 Klamath Falls Or 97601

Until requested otherwise send all tax statements to (Name, Address, Zip):

Same as Above

SPACE RESERVED
 FOR
 RECORDER'S USE

STATE OF OREGON,
 County of Klamath } ss.

I certify that the within instrument was received for record on the 26th day of June, 1997, at 10:50 o'clock A.M., and recorded in book/reel/volume No. M97 on page 19959 and/or as fee/title/instrument/microfilm/reception No. 40073, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk

By Kathleen R. R. Deputy.

Fee: \$30.00

97 JUN 26 AM 10:50

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