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AFTER RECORDING RETURN TO:
 Michael Ratliff
 Ratliff & Whitney-Smith
 228 N. 7th Street
 Klamath Falls OR 97601

SEND TAX STATEMENTS TO:
 Michael Alexander Negrevski
 12430 Highway 39
 Klamath Falls OR 97603

GRANTOR'S NAME AND ADDRESS:
 Beverly M. Negrevski
 12430 Highway 39
 Klamath Falls OR 97603

GRANTEE'S NAME AND ADDRESS:
 Michael Alexander Negrevski
 12430 Highway 39
 Klamath Falls OR 97603

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That **BEVERLY M. NEGREVSKI**, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by **MICHAEL ALEXANDER NEGREVSKI**, 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 the County of Klamath, State of Oregon, described as follows, to-wit:

PARCEL 1:

The north three-quarters of the Northwest quarter of the Southwest quarter of Section 6, Twp. 40 South, Range 10 East, Willamette Meridian, Oregon, containing 30 acres; less lands conveyed to the U.S.R.S. for canals; .6 acres, more or less, heretofore conveyed for State Highway purposes; and less that portion heretofore conveyed and described as follows, to-wit:

All that portion of the Northwest quarter (NW¼) of the southwest quarter (SW¼) of Section six (Sec. 6), Township forty south (Twp. 40 S.) Range ten (T.10) E.W.M. Klamath county, Oregon, (containing an estimated twenty acres) lying to the north of the north right of way line of U.S.R.S. drainage canal No. 19, the north line of said canal right of way being as follows: Starting at a point 798.7 feet south of the northeast corner of said quarter, quarter section; thence north 79 degrees, forty minutes west a distance of 798.8 feet, thence north 51 degrees, ten minutes west a distance of 249.9 feet, thence north 65 degrees, 20 minutes west a distance of 292.7 feet, and thence south 89 degrees, 40 minutes west a distance of 92 feet to a point on the west line of said quarter, quarter section, a distance of 383 feet from the northwest corner thereof.

PARCEL 2:

A tract of land located in Section 6, T40S, R10E.W.M., described as follows:

Commencing at a point 93 rods South of the NW corner of Section 6, Twn. 40 South, Range 10 East of the W.M.; thence running East to the West bank of Lost River; thence running Southwesterly along the West bank of Lost River to the SE corner of Lot 2, Section 6, Twn. 40 S., Range 10 East of the W.M.; thence running West to the section line; thence running North to the place of beginning; ALSO all of Lot 3, Sec. 6, Twn. 40 S., Range 10 E., of the W.M.

SUBJECT TO: (1) Liens and assessments of Klamath Reclamation Project and Klamath Irrigation District, and regulations contracts, easements and water and irrigation rights in connection therewith; (2) easements and rights of way of record and apparent on the land, and rights of the public and of government bodies in and to any portion of said land lying below mean high water mark of Lost River; and (3) provisions and reservations (if any) in U.S. Patent

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covering the land, and acreage and use limitations under provisions of U.S. Statutes and regulations issued thereunder.

SUBJECT TO: Reservations and restrictions of record; rights of way and easements of record and those apparent upon the land; contracts and/or liens for irrigation and/or drainage.

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 except (none), 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 \$. However, the actual consideration consists or of includes other property or value given or promised which is the whole consideration.

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.

16th IN WITNESS WHEREOF, the grantor has executed this instrument this day of July, 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.

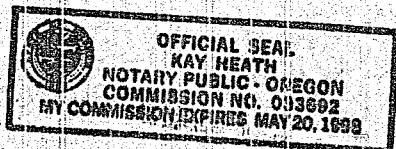
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Beverly M. Negrevski
Beverly M. Negrevski

STATE OF OREGON; County of Klamath) ss.

July THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 16th day of July, 1997, by Beverly M. Negrevski.

Kay Heath
NOTARY PUBLIC FOR OREGON
My Commission expires: 5-20-98



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Beverly M. Negrevski the 18th day of July A.D. 19 97 at 3:51 o'clock P. M., and duly recorded in Vol. M97 of Deeds on Page 22840.

FEE \$35.00

By Bernetha G. Leisch, County Clerk
Kathleen Rose