



41438

Vol. 1797 Page 23080K-50871
STATUTORY WARRANTY DEED

KENNETH F. WAGNON AND LILLIAN A. WAGNON

conveys and warrants to JOHN K. PALMER AND JEAN M. PALMER, HUSBAND AND WIFE, Grantor,the following described real property free of liens and encumbrances, except as specifically set forth herein: _____, Grantee,
SEE LEGAL DESCRIPTION ATTACHED HERETO AND MARKED EXHIBIT "A" AND BY THIS
REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN....

This property is free of liens and encumbrances, EXCEPT: 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.

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 consideration for this conveyance is \$ 75,000.00 (Here comply with the requirements of ORS 93.030)Dated this 21st July 19 97Kenneth F. Wagon
KENNETH F. WAGNONLillian A. Wagon
LILLIAN A. WAGNON

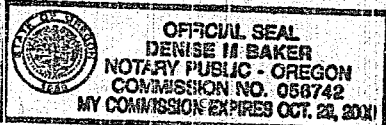
STATE OF OREGON

County of Law } ss.

BE IT REMEMBERED, That on this 21st day of July, 1997, before me, the
undersigned, a Notary Public in and for said County and State, personally appeared the within named
KENNETH F. WAGNON AND LILLIAN A. WAGNON

known to me to be the identical individual s described in and who executed the within instrument and acknowledged to
me that THEY executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above
written.

Denise M. BakerMy Commission expires Oct 22, 2001 Notary Public for Oregon.Title Order No. K50871SEscrow No. K50871S

After recording return to:

JOHN K. PALMER7249 S.W. ABALONE ST.SOUTH BEACH, OR 97366

Name, Address, Zip

Until a change is requested all tax statement shall be sent
to the following address.JOHN K. PALMER7249 S.W. ABALONE ST.SOUTH BEACH, OR 97366

Name, Address, Zip

THIS SPACE RESERVED FOR RECORDER'S USE

EXHIBIT "A"
DESCRIPTION OF PROPERTY

A parcel of land situated in Section 18, Township 24 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the East one-quarter corner of Section 18, Township 24 South, Range 7 East of the Willamette Meridian; thence N. 1°03'41" E. 546.65 feet along the East line of said Section 18 to the True Point of Beginning on the Northerly right of way line of the Willamette Highway No. 58; thence N. 52°43'28" W. 1191.49 feet along said right of way line to a point opposite to and 40.00 feet from the centerline station 770+88.4 P.C.; thence, continuing along said right of way line and along the arc of a curve to the right having a radius of 5689.58 feet to a point on the North line of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 18 which bears N. 52°20'56" W. 74.59 feet from the last described point; thence S. 89°54'39" E. 1021.36 feet to the Northeast corner of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 18; thence S. 1°03'41" W. 765.74 feet to the true point of beginning in Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 22nd day
of July A.D. 19 97 at 2:09 o'clock P. M., and duly recorded in Vol. M97
of Deeds on Page 23080

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Reed