

41557

MTC 41833-LW
WARRANTY DEED

Vol. 1797 Page 23264

/I/

LORI HUMMEL WHO ACQUIRED TITLE AS LORI TINKESS,
Grantor(s) hereby grant, bargain, sell and convey to:

WILLIAM E. RAY, JR.,

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.

"TOGETHER WITH A 1972 MOBILE HOME, LICENSE PLATE NUMBER X83242, VEHICLE #18S1933
WHICH IS SITUATED ON THE REAL PROPERTY"

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 \$ 88,600.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 36789 Agency Loop Rd. Chilloguin, OR 97624

Dated this 23rd day of JULY, 1997.

Lori I. Hummel
LORI I. HUMMEL

STATE OF OREGON

SS. JULY

23rd

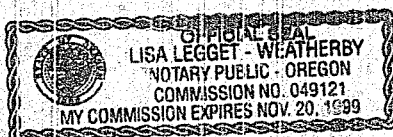
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COUNTY OF KLAMATH

/I/

Personally appeared the above named LORI HUMMEL

and acknowledged the foregoing instrument to be A voluntary act.



(seal)

Before me:

Lisa Legget-Weatherby
Notary Public for Oregon
My commission expires 11/20/99

ESCROW NO. MT41833-LW

Return to:

WILLIAM E. RAY, JR.

36789 Agency Loop Rd.
Chilloguin, OR 97624

EXHIBIT "A" **LEGAL DESCRIPTION**

The following described tracts in Section 7, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon:

Beginning at a point on the East line of Government Lot 6, said Section 7, at a point that is 174.80 feet South of the Northeast corner of said Lot 6; thence South along the East line of said Government Lot 6, and Government Lots 7 and 12 to the Southeast corner of said Government Lot 12; thence West along the South line of said Government Lot 12 to a point that is 450.4 feet East of the Southwest corner thereof, said point being the Southeast corner of a tract conveyed to Anderson by Contract recorded February 26, 1963 in Deed Book 343 at page 340; thence North along said Anderson tract a distance of 660 feet; thence West along said Anderson tract a distance of 660 feet to the East line of a tract conveyed to Anderson by Contract recorded February 26, 1963 in Deed Book 343, page 338; thence North along the East line of said Anderson tract a distance of 452.1 feet to the Northeast corner thereof; thence West along the North line of said Anderson tract a distance of 449.10 feet to the Southeast corner of a tract conveyed to Harold Sefton by deed recorded March 5, 1963 at Book 343 at page 449; thence North along the East line of said Sefton tract, a distance of 138 feet to the Northeast corner thereof; thence West along the North line of said Sefton tract and the North line of a tract conveyed to Edity Padgett by Deed recorded March 4, 1963 in Book 343 at page 447, a distance of 631.30 feet to the Northwest corner of said Padgett tract; thence South along the West line of said Padgett tract a distance of 138 feet to the Southwest corner thereof; thence West 30 feet to the West line of Government Lot 8 of said Section 7; thence North along the West line of Government Lot 8 and 5 of said Section 7, to a point that is South 174.8 feet from the Northwest corner of said Government Lot 5; thence East parallel to the North line of said Government Lot 5 and 6 to the point of beginning.

EXCEPTING THEREFROM a tract of land situated in Government Lot 5 in Section 7, Township 35 South, Range 7 East of the Willamette Meridian: Beginning at the 1/4 corner common to Section 6 and 7, Township 35 South, Range 7 East of the Willamette Meridian; thence south along the West line of Lots 2 and 5, 834.8 feet to the point of beginning; thence East parallel with the North line of Section 7, 864.8 feet; thence South 208.7 feet; thence West parallel with the North line of Section 7, 864.8 feet to the West line of Lot 5; thence North 208.7 feet to the point of beginning.

ALSO EXCEPTING the South 451.3 feet of Government Lot 6 and the North 208.6 feet of Government Lot 7.

STATE OF OREGON: COUNTY OF KLAMATH : ss.

Filed for record at request of Ameri title the 23rd day
of July A.D., 19 97 at 3:40 o'clock P M., and duly recorded in Vol. M97
of Deeds on Page 23264

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Ross