

42337

'97 JUL 30 P3:40

Vol. m92 Page 24437

After Recording, Return To:  
Archie and Linda Linman  
4304 Highway 39  
Klamath Falls, Oregon 97603

K-51076-D

## STATUTORY SPECIAL WARRANTY DEED

NEW HOLLAND NORTH AMERICA, INC., formerly known as Ford New Holland, Inc., the successor by merger to New Holland, Inc., Grantor, conveys and specially warrants to ARCHIE LINMAN and LINDA LINMAN, husband and wife, ~~each as to an undivided one-half interest, as tenants in common and not as tenants by the entirety~~, Grantee, the real property described on the attached Exhibit A free of encumbrances created or suffered by the Grantor except as specifically set forth on the attached Exhibit A.

The true consideration for this conveyance is \$153,000.

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.

DATED this 29<sup>th</sup> day of July, 1997.

GRANTOR:

NEW HOLLAND NORTH AMERICA, INC.

By:

Title:

William E. Eason  
President

\*\*\*EACH AS TO AN UNDIVIDED ONE-HALF INTEREST, AS TENANTS IN COMMON AND NOT AS TENANTS BY THE ENTIRETY.

Until a change is requested, all tax statements shall be sent to Archie and Linda Linman at the following address: 4304 Highway 39, Klamath Falls, Oregon 97603

24498

STATE OF PENNSYLVANIA )  
 ) ss.  
County of LANCASTER )

On this the 29<sup>th</sup> day of July, 1997, before me,  
Sandra W. Macfarlane, the undersigned officer, personally appeared  
William E. Henne who acknowledged him/herself to be the TREASURER of New  
Holland North America, Inc., a[n] DELAWARE corporation, and that s/he, as such  
TREASURER, being authorized to do so, executed the foregoing instrument for the purposes  
therein contained, by signing the name of the corporation by him/herself as TREASURER.

In witness whereof I hereunto set my hand and official seal.

Sandra W. Macfarlane  
Notary Public for Pennsylvania  
My Commission Expires: March 22, 1999

Notarial Seal  
Sandra W. Macfarlane, Notary Public  
New Holland Boro, Lancaster County  
My Commission Expires March 22, 1999  
Member, Pennsylvania Association of Notaries

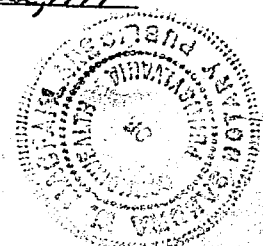


EXHIBIT "A"

24499

Legal Description

The following described real property situate in Klamath County, Oregon:

Parcel 1:

Lots 1 and 2 in Block 1 of Kerns Tracts, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon,

SAVING AND EXCEPTING that portion of Lot 2 described as follows: Beginning at the Southwest corner of Lot 2; thence North along the Westerly line of Lot 2 a distance of 60 feet to a point; thence Easterly and parallel to the Southerly line of said Lot 2 a distance of 267.34 feet to a point; thence South parallel to the Westerly line of said Lot 2 a distance of 60 feet to the Southerly line of said Lot 2; thence Westerly along said Southerly line to the point of beginning.

Parcel 2:

ALSO a strip of land situate in the SE 1/4 SE 1/4 of Section 12 Township 39 South, Range 9 E.W.M., described as follows:

The North 420.13 feet of that certain undedicated 30-foot strip shown on the plat of Kerns Tracts lying between the Klamath Falls-Merrill Highway and Farmers Way; the portion of said strip herein conveyed being bounded on the North by the South line of Hager Avenue and on the south by the South line of Lot 2, Block 1, extended Easterly, in Kerns Tracts, according to the official plat thereof on file in the records of Klamath County, Oregon.

TOGETHER with that portion of vacated Farmers Way adjacent thereto.

SUBJECT TO:

1. Taxes for the fiscal year 1997-98 a lien not yet payable.
2. Liens and assessments of Klamath Project and Enterprise Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith.
3. Any unpaid charges or assessments of the Klamath/Enterprise Irrigation District.
4. Rules, regulations and assessments of South Suburban Sanitary District.
5. Restrictions shown on the recorded plat/partition as follows: "1. the building set-back line is to be not less than twenty feet from the front property line of each lot. (2) An eight foot easement is hereby granted along the back property line of each lot for future sanitary sewers and public utilities with rights of ingress and egress for maintenance and construction of same, no structures shall be permitted and any plantings placed thereon will be at the risk of the owner. (3) the 30 foot strip of land between Farmers Way and the Klamath Falls - Merrill Highway is for possible future highway purposes only and is reserved from dedication. (4) The one foot street plugs shown hereon are reserved from dedication until dedicated streets in subdivision of adjoining lands connect thereto. (5) The East boundary of Block 5 and the West boundaries of Blocks 4 and 7 are subject to an additional 8 foot utility easement until adjoining lands are subdivided and joined thereto."

PDY1A-R7400 1 25554.0003

Page 1 of 1

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 30th day  
of July A.D., 19 97 at 3:40 o'clock P M., and duly recorded in Vol. M97  
of Deeds on Page 24497

FEE \$50.00

Bernetha G. Letsch, County Clerk

By Bernetha G. Letsch