

43225

MTC 42198-KR Vol. 199 Page 25963
WARRANTY DEED

BILL K. STEPPE,
Grantor(s) hereby grant, bargain, sell and convey to:
RINA J. THORNTON,

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.

****THE INTENT OF THIS WARRANTY DEED IS TO PARTIALLY RELEASE THE PORTION OF PROPERTY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO FROM THAT REAL ESTATE CONTRACT DATED March 6, 1992 OF WHICH A MEMO IS RECORDED ON JUNE 8, 1992 IN VOLUME 92, PAGE 12403, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON.**

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 \$ 30,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: , 4212 Homedale Rd., Klamath Falls, OR 97603

Dated this 7th day of August, 1997.

X Bill K. Steppe
BILL K. STEPPE AKA BILL STEPPE

STATE OF OREGON SS. August 7 19 97
COUNTY OF KLAMATH

Personally appeared the above named _____

BILL K. STEPPE

and acknowledged the foregoing instrument to be his voluntary act.



(seal)

Before me:

Kristi L. Redd
Notary Public for Oregon
My commission expires 11/16/99

ESCROW NO. MT42198-KR

Return to:

RINA J. THORNTON
4212 HOMEDALE RD
KLAMATH FALLS OR 97603

EXHIBIT "A"
LEGAL DESCRIPTION

The N1/2 of the NE1/4 of the SW1/4 of the SE1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon,

EXCEPTING THEREFROM the Southerly 125 feet thereof.

ALSO EXCEPTING THEREFROM a tract of land situated in the N1/2 NE1/4 SW1/4 SE1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the point of intersection of the Southerly line of the U.S.B.R. No. 1-C-3-B Drain as described in Volume 99 at page 167, Klamath County Deed Records, and the centerline of Homedale Road, a county road, said point being South 00 degrees 26' 00" East 50.00 feet from the SE1/16 corner of said Section 11; thence South 00 degrees 26' 00" East, along the centerline of said Homedale Road, 73.40 feet; thence South 88 degrees 53' 24" West 30.00 feet to the Westerly right of way line of said line of said Homedale Road; thence continuing South 88 degrees 53' 24" West, along a chain link fence and it's extension, 150.00 feet; thence North 00 degrees 26' 00" West 78.82 feet to the Southerly line of said drain; thence along said drain South 89 degrees 23' 04" East 150.01 feet to the Westerly right of way line of said Homedale Road; thence continuing South 89 degrees 23' 04" East 30.01 feet to the point of beginning.

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Amerititle

on this 7th day of August A.D., 1997
at 11:30 o'clock A. M. and duly recorded
in Vol. 197 of Deeds Page 25963

Bernetha G. Letsch, County Clerk

By Kathleen R. [Signature]

Fee, \$35.00

Deputy.