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MARTIN MARK KLOS & MARY J. CARROLL

STATE OF OREGON,

County of _____ } ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ and/or as fee/file/instrument/microfilm/reception No. _____, Record of Deeds of said County.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____, Deputy.

SPACE RESERVED
FOR
RECORDER'S USE

MTC 41894-KR

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that

MARTIN MARK KLOS and MARY J. CARROLL, as tenants in common, hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by FRED C. WEAVER and ANNE I. WEAVER, as tenants by the entirety, hereinafter called 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 Klamath County, State of Oregon, described as follows, to-wit:

SEE ATTACHED LEGAL DESCRIPTION ON EXHIBIT "A" WHICH IS MADE A PART HEREOF BY THIS REFERENCE.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto 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 (if no exceptions, so state): those of record and those apparent upon the land, if any, as of the date of this deed.

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 \$ 120,000.00. However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration. (The sentence between the symbols ☐ if not applicable, should be deleted. See ORS 93.030.)

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.

In witness whereof, the grantor has executed this instrument this 14 day of August, 1997; if grantor is a corporation, 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.

Martin Mark Klos
MARTIN MARK KLOS
Mary J. Carroll
MARY J. CARROLL

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on August 14, 1997, by MARTIN MARK KLOS and MARY J. CARROLL.

This instrument was acknowledged before me on _____, 19____, by _____.



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

A parcel of land being situated in the SW 1/4 of the NW 1/4, Section 14, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin marking the Northeast corner of the duly platted and recorded "SUMMERS HEIGHTS," a subdivision in Klamath County, Oregon; thence South along the East boundary of said "SUMMERS HEIGHTS," a distance of 138.55 feet to an iron pin; thence leaving said boundary of "SUMMERS HEIGHTS," North 76 degrees 26, East 140.4 feet to an iron pin which is the true point of beginning of this description; thence South 14 degrees 15 1/2 East 88.5 feet to an iron pin; thence South 65 degrees 33 1/2 West 125.0 feet to an iron pipe; thence South 37 degrees 18' East 170.1 feet to an iron pipe which is also the most Easterly corner of that certain parcel of land described in Deed Volume 242, page 353, Records of Klamath County, Oregon; thence North 49 degrees 30' East 201.1 feet to an iron pipe on the Westerly right of way of the U.S.B.R. A-3-D Lateral; thence along said Westerly right of way of the U.S.B.R. A-3-D Lateral North 29 degrees 28 1/2' West 183.2 feet to an iron pin; thence leaving said right of way South 76 degrees 26' West 76.0 feet more or less to the true point of beginning of this description.

EXCEPT that portion conveyed to Klamath County for road purposes by Deed recorded August 3, 1971 in Volume M71, page 8162, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Ameri title the 14th day
of August A.D., 19 97 at 3:49 o'clock P.M., and duly recorded in Vol. M97
of Deeds on Page 26761.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Ross