

43707

MTC 41703-MG
WARRANTY DEED

Vol. 1997 Page 26976

MOSES D. DAVIS AND PAULINE F. DAVIS AND ROBERT LEE DAVIS, NOT AS TENANTS IN COMMON BUT WITH RIGHT OF SURVIVORSHIP.,

Grantor(s) hereby grant, bargain, sell and convey to:

ALFRED ANGELO REGINATO and MARIA B. REGINATO, as tenants by the entirety, 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

97 AUG 15 P 3:32 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.

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 \$ 125,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1743 KEARNEY COURT, FAIRFIELD, CA 94533

Dated this 14 day of August, 1997.

MOSES D. DAVIS

BY: Robert Lee Davis HIS ATTORNEY-IN-FACT
ROBERT LEE DAVIS

PAULINE F. DAVIS

BY: Robert Lee Davis HER ATTORNEY-IN-FACT
ROBERT LEE DAVIS

Robert Lee Davis
ROBERT LEE DAVIS

STATE OF Oregon

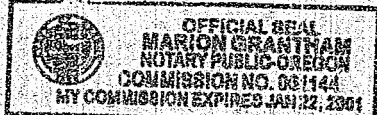
SS. August 14 19 97

COUNTY OF Klamath

Personally appeared the above named Robert Lee Davis, individually

and as Attorney-in-Fact for Moses D. Davis and Pauline F. Davis

and acknowledged the foregoing instrument to be his voluntary act.



Before me:

Marion Grantham
Notary Public for Oregon
My commission expires 1/22/01

(seal)

ESCROW NO. MT41703-MG

Return to:

ALFRED ANGELO REGINATO
1743 KEARNEY COURT
FAIRFIELD, CA 94533

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EXHIBIT "A" **LEGAL DESCRIPTION**

A portion of the North 1/2 of the Northeast 1/4 of the Southeast 1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the Southwest corner of the North 1/2 of the Northeast 1/4 of the Southeast 1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian; thence North along the Westerly line of said North 1/2 of the Northeast 1/4 of the Northeast 1/4 of the Southeast 1/4, 280 feet; thence East 353 feet, more or less, to the right of way line of the U.S.R.S. "A" Canal; thence Southeasterly along said canal right of way line to its intersection with the South line of said North 1/2 of the Northeast 1/4 of the Southeast 1/4; thence West 1209 feet to the point of beginning; **SAVING AND EXCEPTING** therefrom that portion conveyed by S.A. Barnum et ux to E.R. Lindskog et ux by deed dated December 8, 1949, recorded December 14, 1949 in Deed Volume 235, Page 600, Deed Records of Klamath County, Oregon, described as follows, to wit:

Beginning at the Southwest corner of the North 1/2 Northeast 1/4 Southeast 1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, thence North along the Westerly line of said North 1/2 Northeast 1/4 Southeast 1/4 a distance of 122 feet; thence East parallel to the South line of said North 1/2 Northeast 1/4 Southeast 1/4 a distance of 357.2 feet; thence South parallel to the West line of said North 1/2 Northeast 1/4 Southeast 1/4 a distance of 122 feet; thence West along the South line of said North 1/2 Northeast 1/4 Southeast 1/4, a distance of 357.2 feet, more or less, to the point of beginning, said tract being in the North 1/2 Northeast 1/4 Southeast 1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

ALSO SAVING AND EXCEPTING THEREFROM THE FOLLOWING:

A parcel of land situated in the N1/2 NE1/4 SE1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point on the West line of the N1/2 NE1/4 SE1/4 of said Section 11, said point being North 00 degrees 26' 00" West a distance of 146.00 feet from the Southwest corner of the N1/2 NE1/4 SE1/4 of said Section 11; thence North 00 degrees 26' 00" West along the West line of the N1/2 NE1/4 SE1/4 of said Section 11 a distance of 114.00 feet; thence South 89 degrees 41' 00" East parallel with the South line of the N1/2 NE1/4 SE1/4 of said Section 11 a distance of 30.00 feet to a 5/8 inch iron pin on the Easterly right of way line of Homedale Road; thence continuing South 89 degrees 41' 00" East a distance of 102.00 feet to a 5/8 inch iron pin; thence South 00 degrees 26' 00" East parallel with the West line of the N1/2 NE1/4 SE1/4 of said Section 11 a distance of 114.00 feet to a 5/8 inch iron pin; thence North 89 degrees 41' 00" West parallel with the South line of the N1/2 NE1/4 SE1/4 of said Section 11 a distance of 102.00 feet to a 5/8 inch iron pin on the Easterly boundary of Homedale Road; thence continuing North 89 degrees 41' 00" West a distance of 30.00 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 15th day of AUGUST A.D. 19 97 at 3:32 o'clock P M., and duly recorded in Vol. M97 of Deeds on Page 26976.

FEE \$35.00

By Bernetha G. Lersch, County Clerk
Kodum Ross