

13795

MTA 42159-KR
WARRANTY DEED

Vol. 1997 Page 27153

GREG HART,

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

ELIZABETH A. VAN WINKLE and LEE A. VAN WINKLE, 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

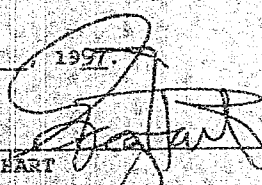
SUBJECT TO: all those items of record and those apparent upon the land, if
any, as of the date of this deed and those shown below, if any:
and the grantor will warrant and forever defend the said premises and every
part and parcel thereof against the lawful claims and demands of all persons
whomsoever, 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 \$ 22,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: ,

Dated this _____ day of August, 1997.

(X) 
GREG HART

STATE OF CALIFORNIA

SS. August 19 97

COUNTY OF _____

Personally appeared the above named _____

GREG HART

and acknowledged the foregoing instrument to be his voluntary act.

Before me:

Notary Public for Oregon

My commission expires _____

(seal)

ESCROW NO. MT42159-KR

Return to:

ELIZABETH A. VAN WINKLE

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

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State of California

County of Nevada

On August 11, 1997 before me, T. Stambough, Notary Public

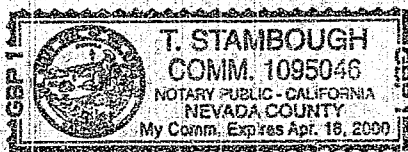
Date

Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Greg Hart

Name(s) of Signer(s)

☐ personally known to me - OR - ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by (his/her/their signature) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

T. Stambough
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: August 11, 1997

Number of Pages: 23

Signer(s) Other Than Named Above: NA

Capacity(ies) Claimed by Signer(s)

Signer's Name: Greg Hart

☒ Individual

☐ Corporate Officer

Title(s): _____

☐ Partner — ☐ Limited ☐ General

☐ Attorney-in-Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing:

himself

Top of thumb here

Signer's Name: _____

☐ Individual

☐ Corporate Officer

Title(s): _____

☐ Partner — ☐ Limited ☐ General

☐ Attorney-in-Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing:

Top of thumb here

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EXHIBIT "A" LEGAL DESCRIPTION

A tract of land situated in the SE 1/4 of the NW 1/4 and the NE 1/4 of the SW 1/4 of Section 29, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the C-W 1/16 corner, said corner being South 89 degrees 58' 36" East 1319.48 feet from the West 1/4 corner of said Section 29; thence North 00 degrees 17' 46" East along the West line of said SE 1/4 of the NW 1/4 115.59 feet; thence North 73 degrees 20' 20" East 957.96 feet; thence South 16 degrees 39' 40" East 300.00 feet; thence South 73 degrees 20' 20" West 1049.43 feet to the West line of the said NE 1/4 of SW 1/4; thence North 00 degrees 17' 46" East 198.04 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Ameri title the 19th day
of August A.D. 19 97 at 11:06 o'clock A M., and duly recorded in Vol. 1497
of Deeds on Page 27153

FEE \$40.00

Bernetha G. Letsch, County Clerk

By Darlene M. Muller