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Vol. 1997 Page 28103

97 JUL 27 AM 12:27

IVAN E. TURNER

Grantor's Name and Address

JERRY ELLS

126 JOSEPHINE CT. CENTRAL PT. OR

Grantee's Name and Address

JERRY ELLS

126 JOSEPHINE CT.

CENTRAL POINT, OR 97502

After recording, return to (Name, Address, Zip):

Until requested otherwise, send all tax statements to (Name, Address, Zip):

GRANTEE

SPACE RESERVED
FOR
RECORDERS USE

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.

MTC 41899-LW

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that IVAN E. TURNER AS TO AN UNDIVIDED 1/4 INTEREST

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by JERRY ELLS

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 thereto belonging or in any way appertaining, situated in _____ County, State of Oregon, described as follows, to-wit:

PLEASE SEE ATTACHED EXHIBIT "A" WHICH IS MADE A PART OF 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

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 \$ 30,000.00. 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 _____ day of _____, 19____; 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.

IVAN E. TURNER

STATE OF OREGON, County of VENTURA, ss.

This instrument was acknowledged before me on AUGUST 7, 1997

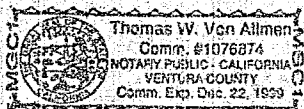
by IVAN E. TURNER

This instrument was acknowledged before me on AUGUST 7, 1997

by

as

of



Thomas W. Von Allmen Notary
Notary Public for Oregon CALIFORNIA
My commission expires 12-22-99

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

A portion of the NE1/4 SW1/4 of Section 3, Township 36 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Starting from the Northwest corner NE1/4 SW/4, Section 3, Township 36 South, Range 6 East of the Willamette Meridian; thence South 89 degrees 50' East a distance of 448.11 feet; thence South a distance of 73.70 feet to an iron pin, the point of beginning; thence South a distance of 75 feet to an iron pin; thence East a distance of 148.28 feet to an iron pin; thence North; a distance of 75 feet to an iron pin; thence West a distance of 148.28 feet, more or less, to the point of beginning.

PARCEL 2:

A portion of the NE1/4 SW1/4 of Section 3, Township 36 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Starting from the Northwest corner NE1/4 SW/4, Section 3, Township 36 South, Range 6 East of the Willamette Meridian; thence South 89 degrees 50' East a distance of 448.11 feet; thence South a distance of 148.70 feet to an iron pin, the point of beginning; thence South a distance of 75 feet to an iron pin; thence East a distance of 148.28 feet to an iron pin; thence North; a distance of 75 feet to an iron pin; thence West a distance of 148.28 feet, more or less, to the point of beginning.

PARCEL 3:

The W1/2 of the following described property in TRACT #28 of Pine Cone Addition:

Starting from the Northwest corner NE1/4 SW/4, Section 3, Township 36 South, Range 6 East of the Willamette Meridian; thence South 89 degrees 50' East a distance of 448.11 feet; to an iron pin, the point of beginning; thence South a distance of 73.70 feet to an iron pin; thence East a distance of 148.28 feet to an iron pin; thence North a distance of 73.26 feet to an iron pin; thence North 89 degrees 50' West a distance of 148.28 feet, more or less, to the point of beginning.

STATE OF OREGON, COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 27th day
of August A.D. 19 97 at 11:27 o'clock A. M., and duly recorded in Vol. 897
of Deeds on Page 28103.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Rose