

44609

MTC 42138-M6  
WARRANTY DEED

Vol. 1197 Page 28982

SUNNY J. DECKER, AS TO A LIFE ESTATE AND LIDA E. EVANS, AS TO THE REMAINDER,  
Grantor(s) hereby grant, bargain, sell and convey to:  
DEBBY A. MCFARLAND, A SINGLE PERSON,  
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 ATTACHED EXHIBIT "A"

SUBJECT TO: all those items of record and those apperent upon the land, if  
any, as of the date of this deed and those shcwn 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  
whomscever, 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.

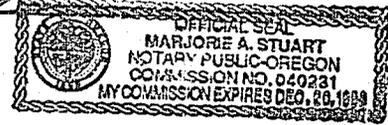
The true and actual consideration for this conveyance is \$ 73,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 2713 MADISON STREET, KLAMATH FALLS, OR 97603

Dated this 28 day of Aug, 1997

*Sunny J. Decker*  
SUNNY J. DECKER

*Lida E. Evans*  
LIDA E. EVANS



return to: Debbie A. McFarland  
2713 Madison St.  
K. Falls, OR. 97603

STATE OF Oregon  
COUNTY OF Klamath ss. August 28 19 97

Personally appeared the above named Sunny J. Decker

and acknowledged the foregoing instrument to be \_\_\_\_\_ voluntary act.

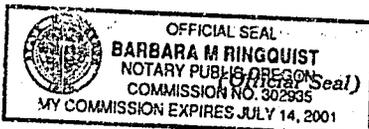
Before me:  
*Margaret A. Jones*  
Notary Public for Oregon  
My commission expires 12-20-98

*Barbara M Ringquist*

FORM No. 159—ACKNOWLEDGMENT BY ATTORNEY-IN-FACT.

STATE OF OREGON,  
County of CLACKAMAS } ss.

On this the 29 day of AUGUST, 19 97 personally appeared  
LIDA E. EVANS  
who, being duly sworn (or affirmed), did say that She is the attorney in fact for SUNNY J DECKER  
and that She executed the foregoing instrument by authority of and in behalf of said principal; and She acknowl-  
edged said instrument to be the act and deed of said principal.



Before me:  
*Barbara M Ringquist*  
Notary Public  
(Title of Officer)

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A parcel of land situate in TRACTS 20 and 21 of HOMELAND TRACTS NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin which is North 0 degrees 04' West a distance of 163.0 feet from the Southwest corner of Tract 21 and on the East line of Madison Street; thence North 0 degrees 04' West along said East line a distance of 95.67 feet to an iron pin; thence South 89 degrees 53' East parallel with the North line of Tracts 20 and 21 a distance of 200.00 feet to an iron pin on the East line of Tract 20; thence South 0 degrees 04' East along said East line a distance of 95.67 feet to an iron pin; thence North 89 degrees 53' West parallel with the South line of Tracts 20 and 21 a distance of 200.0 feet, more or less to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 4th day  
of Sept. A.D., 19 97 at 11:20 o'clock A.M., and duly recorded in Vol. M97  
of Deeds on Page 28982.

FEE \$35.00

By Bernetha G. Letsch, County Clerk  
Kathleen Ross