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B497-52156 MC 46487

STEWART TITLE COMPANY

SEP 17 P3:28

WARRANTY DEED — STATUTORY FORM
(Individual or Corporation)Vol 1997 Page 30487

Betty Jean Kurtz

Grantor, conveys and warrants to James H. Mullen and Kathleen Mullen

Grantee, the following described real property free of encumbrances created or suffered by the grantor except as specifically set forth herein: See Attached Exhibit A

A parcel of land situated in the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of section 7, Township 24 South, Range 7 East of the Willamette Meridian, described as follow:Beginning at a point on the West line of said NE $\frac{1}{4}$ SW $\frac{1}{4}$ which is 630 feet North of the Southwest corner thereof; thence East, parallel with the South line of said NE $\frac{1}{4}$ SW $\frac{1}{4}$ to the Westerly right of way line of Highway #58, thence N. 16°21' 06" W. along said right of way line a distance of 268.7 feet, more or less, to the Southeast corner of parcel described in deed to Clarence W. Reeve, recorded in Volume M84 page 19845, Deed records of Klamath County, Oregon;

(cont.)

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

Encumbrances:

This instrument is being recorded as an accommodation only, and has not been examined as to validity, sufficiency or effect it may have upon the herein described property. This courtesy recording has been requested of ASPEN TITLE & ESCROW, INC.

The true consideration for this conveyance is \$ 30,000
ORS 93.030*).

(Here comply with the requirements of

Dated this 11 (eleventh) day of September, 1997

be signed by order of its board of directors.

if a corporate grantor, it has caused its name to

STATE OF OREGON,

County of DESCHUTES

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)

) ss.

)

Personally appeared the above named

BETTY JEAN KURTZ

and acknowledged the foregoing instrument to be A voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires:

OFFICIAL SEAL
FRANCINE M. MARCHANT
NOTARY PUBLIC - OREGON
COMMISSION NO. 080751
MY COMMISSION EXPIRES JAN. 26, 2001

STATE OF OREGON, County of

) ss.

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Personally appeared

and

each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of the

a corporation, and that said instrument was signed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires:

* If the consideration consists of or includes other property or value, add the following:

The actual consideration consists of or includes other property or value given or promised which is part of the whole consideration (indicate which):

Betty Jean Kurtz

P.O. BOX 84

LaPine, Oregon 97739

Grantor's Name and Address

James Mullen

P.O. BOX 24

Crescent Lake, Oregon 97425

Grantee's Name and Address

After recording return to:

Name, Address, Zip

Until a change is requested all tax statements shall be sent to the following address.

Name, Address, Zip

EXHIBIT A

thence West along the South line of last mentioned parcel to the West line of said NE $\frac{1}{4}$ SW $\frac{1}{4}$; thence South along said West line a distance of 255.5 feet, more or less, to the point of beginning; SAVE AND EXCEPT a strip of land 82 feet wide running parallel to the Northern boundary of above described property.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 17th day
of Sept. A.D., 19 97 at 3:28 o'clock P. M., and duly recorded in Vol. M97
of Deeds on Page 30487
Bernetha G. Letsch, County Clerk
By Kathleen Ross

FEE \$35.00