

46166

Vol. 1197 Page 32160
MTC 42550-MS
WARRANTY DEED

CALVIN C. GAY and NELL F. GAY, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell and convey to:

DAVID W. RICKERT,

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 KIAMATH 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 \$ 110,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: P.O. BOX 993, KENO, OR 97627

Dated this 29th day of September, 1997.

Calvin C. Gay
CAL C. GAY

Nell F. Gay
NELL F. GAY

STATE OF Oregon SS. September 29 19 97

COUNTY OF Klamath

Personally appeared the above named Calvin C. Gay and Nell F. Gay

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Marjorie A. Stuart
Notary Public for Oregon
My commission expires 12-20-98

ESCROW NO. MT42550-MS

Return to:

DAVID W. RICKERT
P.O. BOX 993
KENO, OR 97627

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 1 of "Proposed Land Partition 49-97" more particularly described as follows:

A tract of land being Parcel 1 of "Land Partition 48-95", situated in the N1/2 SE1/4 of Section 33, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM the following described parcel of land.

Beginning at the Northeast corner of Parcel 1 of said "Land Partition 48-95": thence South 00 degrees 01' 09" East 792.02 feet; thence North 89 degrees 36' 21" West 550.00 feet; thence North 00 degrees 01' 09" West 792.02 feet; thence South 89 degrees 36' 21" East 550.00 feet to the point of beginning, to be known as Parcel 2 and 3 of Land Partition 49-97 when it is filed.

TOGETHER with a 60 foot private non-exclusive easement on the South 60 feet of Parcel 2 of Land Partition 48-95.

SUBJECT TO: a 30 foot easement along the East boundary of said Parcel 1 of the proposed Land Partition 49-97 beginning at the South line of vacated Russell Street to the South property line of the proposed Parcel 3 of Land Partition 49-97.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 30th day
of Sept A.D., 19 97 at 3:39 o'clock P M., and duly recorded in Vol. M97
of Deeds on Page 32160
By Bernetha G. Letsch, County Clerk
Kathleen R. Reed

FEE \$35.00