

46829

NTC 42560-KR Vol 1997 Page 33549
WARRANTY DEED

FRANK SLOAN and SALLY SLOAN, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell and convey to:
JESSE JACKMAN WITHERS,

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 \$ 25,000.00.

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

Dated this 10th day of October 1997

X Frank Sloan
FRANK SLOAN

X Sally Sloan
SALLY SLOAN

BY: _____ HER ATTORNEY IN FACT
FRANK SLOAN

STATE OF OREGON

SS. October 10 19 97

COUNTY OF KLAMATH

Personally appeared the above named _____

FRANK SLOAN and SALLY SLOAN

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Kristi L. Redd
Notary Public for Oregon
My commission expires 11/16/98

(seal)

ESCROW NO. MT42560-KR

Return to:

JESSE JACKMAN WITHERS

P.O. Box 138 AAA

Tulelake, CA 96137

33550

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in NW1/4 of the SE1/4 of Section 3, Township 39 South, Range 9, East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point 20 feet West and 22.4 feet South of a point marked by a one-inch pipe in the South line of the Oregon, California & Eastern Railroad right of way 16.3 feet West and 540 feet North 0 degrees 15' West of the Northeast corner of the SW1/4 SE1/4 of Section 3, Township 39 South Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence North 66 degrees 54' West 217.5 feet parallel to said right of way; thence South 0 degrees 07' East 133.6 feet; thence North 89 degrees 53' East 200 feet; thence North 0 degrees 07' West 48 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Ameri Title the 10th day
of October A.D., 19 97 at 3:53 o'clock P. M., and duly recorded in Vol. M97
of Deeds on Page 33549

FEE \$35.00

By Bernetha G. Letsch County Clerk
[Signature]