

47170

91 03 17 P3-37



WARRANTY DEED

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ASPEN TITLE ESCROW NO. 05046645
AFTER RECORDING RETURN TO:

SHIRLEY A. MORSE
511 Glenwood Ln.
Arcata, CA 95519

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

LEE A. VAN WINKLE AND ELIZABETH A. VAN WINKLE, hereinafter
called GRANTOR(S), convey(s) to SHIRLEY A. MORSE, hereinafter
called GRANTEE(S), all that real property situated in the
County of Klamath, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH
HEREIN

"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 30.390."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land,

and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
\$25,100.00.

In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 17th day of October, 1997.

LEE A. VAN WINKLE

ELIZABETH A. VAN WINKLE

STATE OF OREGON, County of Klamath)ss.

On this 17th day of October, 1997,

Personally appeared the above named Lee A. Van Winkle and
Elizabeth A. Van Winkle, and acknowledged the foregoing
instrument to be their voluntary act and deed.

Before me:
Notary Public for Oregon
My Commission Expires: April 10, 2000

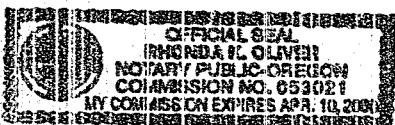


EXHIBIT "A"

A tract of land situated in the E 1/2 of the NW 1/4, Section 29, Township 39 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the West line of the said E 1/2 of the NW 1/4, said point being South 89 degrees 58' 36" East 1319.48 feet and North 00 degrees 17' 46" East 594.09 feet from the West quarter corner of said Section 29; thence North 00 degrees 17' 46" East along the West line of the E 1/2 of the NW 1/4, 993.05 feet; thence South 89 degrees 42' 14" East 60.00 feet; thence South 35 degrees 21' 30" East 486.98 feet; thence South 54 degrees 16' 48" East 220.90 feet; thence South 48 degrees 26' 22" West 703.35 feet to the point of beginning.

CODE 8 MAP 3911-2900 TL 600

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 17th day
of October A.D., 19 97 at 3:37 o'clock P. M., and duly recorded in Vol. 1997,
of Deeds on Page 34295.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Rose