

NS

47428

97 OCT 22 P3:28

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Leonard G. McDonald
9650 Gale Road
Bonanza, OR 97623
Grantor's Name and Address

Dorothy A. Martino
39139 Burr Way
Bonanza, OR 97623
Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Dorothy A. Martino
39139 Burr Way
Bonanza, OR 97623

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Dorothy A. Martino
39139 Burr Way
Bonanza, OR 97623

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,
County of Klamath } ss.

I certify that the within instrument was received for record on the 22nd day of October, 1997, at 3:28 o'clock P.M., and recorded in book/reel/volume No. 1797 on page 34849 and/or as fee/file/instrument/microfilm/reception No. 47428, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk
NAME TITLE

Fee: \$30.00

By Kathleen Rosa, Deputy.

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Leonard G. McDonald

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Dorothy A. Martino

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

A portion of the SE 1/4 SE 1/4 of Section 34, Township 39 South, Range 12 E.W.M., more particularly described as follows:

Beginning at a point which is 350 feet North of the Southeast corner of Section 34, Township 39 South, Range 12, East of the Willamette Meridian, thence West 572.3 feet to the East boundary of the Gale Lateral right of way, thence North 13°42' East along the said right of way 51.5 feet, thence North 6°18' West along said right of way 104.6 feet, thence East 573 feet, more or less, to East line of said Section 34, thence South 154 feet to the point of beginning, all in Township 39 South, Range 12 East of the Willamette Meridian, SAVE AND EXCEPT a strip of land 30 feet wide along the East side of herein described property as conveyed to Klamath County, Oregon, for road purposes recorded September 14, 1956 in Book 286 at page 510, Deed Records of Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):

and that grantor will warrant and forever defend the 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 10.00. However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration. (The sentence between the symbols Φ , if not applicable, should be deleted. See ORS 93.030.)

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

In witness whereof, the grantor has executed this instrument this 22nd day of October, 1997; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Leonard G. McDonald
Leonard G. McDonald

STATE OF OREGON, County of Klamath } ss.

This instrument was acknowledged before me on October 22nd, 1997.

Leonard G. McDonald



Judy Young
Notary Public for Oregon
My commission expires 7-21-98