

49317

MTC 42996 - Mafol 0197 Page 36946
WARRANTY DEED

JACK D. HOLMES and LORRAINE T. HOLMES, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell and convey to:
GEORGE J. MARCHART and ROGER J. WALKER, with the rights of survivorship,
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 \$5,000.00

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 204 Peach Street Klamath Falls OR 97601

Dated this 4 day of November, 1997.

JACK D. HOLMES
JACK D. HOLMES

LORRAINE T. HOLMES
LORRAINE T. HOLMES

STATE OF Oregon SS. November 4 19 97
COUNTY OF Klamath

Personally appeared the above named JACK D. HOLMES AND
LORRAINE T. HOLMES

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Marion Grantman
Notary Public for Oregon
My commission expires 1/22/01

(seal)

ESCROW NO. MT42996-MG

Return to:

~~GEORGE J. MARCHART~~
Roger J. Walker
204 Peach Street
Klamath Falls OR 97601

36947

EXHIBIT 'A' LEGAL DESCRIPTION

Lot 5, Block 3, LONE PINE ON THE SPRAGUE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, TOGETHER WITH an undivided 1/80 interest in and to the following:

A tract of land situated in the SW 1/4 of Section 11 and the NE 1/4 of Section 14, all in Township 35 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin on the West line of the SW 1/4 SE 1/4 of said Section 11, said point being North 0 degrees 07' 13" West a distance of 71.79 feet from the South 1/4 corner of said Section 11; thence South 52 degrees 56' 13" East 572.55 feet; thence on the arc of a 130 foot radius curve to the right 24.17 feet; thence South 52 degrees 17' 05" East 440.74 feet; thence on the arc of a 130 foot radius curve to the right 33.42 feet; thence South 37 degrees 33' 14" East 141.05 feet; thence on the arc of a 130 foot radius curve to the right 71.41 feet; thence South 06 degrees 04' 53" East 158.13 feet; thence on the arc of a 70 foot radius curve to the left 73.84 feet; thence South 71 degrees 26' 17" East 279.26 feet; thence South 72 degrees 03' 37" East 210.79 feet; thence on the arc of a 130 foot radius curve to the right 129.94 feet; thence South 14 degrees 47' 22" East 269.56 feet; thence South 30 degrees East to the intersection with the thread or centerline of Sprague River; thence Northwesterly along the thread of the Sprague River to its intersection with the West line of the SW 1/4 SE 1/4 of said Section 11; thence South 0 degrees 07' 13" East along the said West line of the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 7th day
of November A.D., 19 97 at 11:43 o'clock A M., and duly recorded in Vol. M97
of Deeds on Page 36946.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kristina Rues