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Vol. 777 Page 38628

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WARRANTY DEED

Vol. 96 Page 19952

KNOW ALL MEN BY THESE PRESENTS, That MAJORIE E. OVGARD
ALSO KNOWN AS MARJORIE L. OVGARD

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ****

hereinafter called the 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:

**** MARJORIE E. OVGARD, TRUSTEE, OR HER SUCCESSORS IN TRUST,
UNDER THE MAJORIE E. OVGARD LOVING® TRUST DATED JUNE 28, 1996, AND
ANY AMENDMENTS THERETO.

SEE ATTACHED EXHIBIT "A"

The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the amount, nature, and terms of any right or indemnification available to Grantor under and title insurance policy, and Grantor shall have no liability or obligation except to the extent that reimbursement for such liability or obligation is available to Grantor under any such title insurance policy.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the 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

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 \$ -0-

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). ~~Of the contents of which the typed or printed description should be deleted. See ORS 93.030.~~

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 28th day of June, 1996; if a corporate grantor, 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.

Margorie E. Ovgard
MARJORIE E. OVGARD

STATE OF OREGON, County of KLAMATH

This instrument was acknowledged before me on JUNE 28, 1996,

by MARJORIE E. OVGARD

This instrument was acknowledged before me on _____, 19____,

by _____

as _____

of _____



OFFICIAL SEAL
JAMES H. SMITH
NOTARY PUBLIC-OREGON
COMMISSION NO. 047066
MY COMMISSION EXPIRES OCT. 31, 1999

JAMES H. SMITH

My commission expires 10/31/99 Notary Public for Oregon

MARJORIE E. OVGARD
1839 WIARD STREET
KLAMATH FALLS, OREGON 97603

MARJORIE E. OVGARD, TRUSTEE
MARJORIE E. OVGARD LOVING TRUST DATED 6/28/96
1839 WIARD STREET
KLAMATH FALLS, OREGON 97603

Grantee's Name and Address

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

JAMES H. SMITH, ESQ.,
711 BENNETT AVENUE
MEDFORD, OR 97504

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

MARJORIE E. OVGARD
1839 WIARD STREET
KLAMATH FALLS, OREGON 97603

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,
County of _____ } ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ and/or as fee/file/instrument/microfilm/reception No. _____, Record of Deeds of said County.

Witness my hand and seal of County affixed.

NAME TITLE
By _____, Deputy

THIS DOCUMENT IS BEING RE-RECORDED TO CORRECT THE GRANTORS NAME AND ADD PARCEL 5. '96 JUL -5 A9:13

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EXHIBIT "A"

PARCEL 1:

Tract 6 of Yalta Gardens, according to the official plat thereof.

Subject to contracts and/or liens for irrigation and/or drainage, and to restrictions, easements and rights of way of record or apparent on the land.

PARCEL 2:

Lots 16 and 17 in Block 13 of Fairview Addition to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon also beginning at the Southeast corner of Lot 17 in Block 13 of Fairview Addition; thence North 100 feet; thence East 44 feet; thence South 100 feet; thence West 44 feet to the point of beginning, being in the NW1/4SE1/4 of Section 29, township 38, S.R. 9 E.W.M.

Saving and excepting any "Rights of Public", if any, in and to any part of above property which shows as street or way on plat of Linkville Cemetery;

PARCEL 3:

Lot 7, Tract A, Frontier Tracts, a platted portion of Klamath County, Oregon, according to the duly recorded plat thereof.

Subject to the reservation that no commercial enterprise or enterprises shall be operated on the above described real property.

PARCEL 4:

Lot Fourteen (14) in Block Thirteen (13) of Fairview Addition to City of Klamath Falls, Oregon;

ALSO - Situated in the City of Klamath Falls, Klamath County, Oregon: Beginning at the Southeast corner of Lot Fourteen (Lot 14), Block Thirteen (Blk 13) Fairview Addition; Thence North fifty feet (50'); thence East forty-four feet (44'); thence South fifty feet (50'); thence West forty-four feet (44') to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of James H Smith the 5th day
of July A.D., 19 96 at 9:13 o'clock A.M., and duly recorded in Vol. M96
of Deeds on Page 19952.

FEE \$35.00

Bernetha G. Letsch, County Clerk

By [Signature]

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PARCEL 5:

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Lot 15, Block 13, FAIRVIEW ADDITION to the City of Klamath Falls, Oregon, and a parcel described as: Beginning at the SE corner of Lot 15, Block 13, Fairview Addition, thence N. 50 feet; thence E. 44 feet, thence S. 50 feet, thence W. 44 feet to the point of beginning, according to the duly recorded plat on file in the office of the County Clerk, Klamath County, Oregon; being in the NW 1/4 of the SE 1/4 of Section 29 Township 38 S., R. 9 E. W.M. 112.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 25th day
of November A.D., 19 97 at 11:54 o'clock A. M., and duly recorded in Vol. M97
of Deeds on Page 38628.

FEE \$15.00 Re-record

By Kathleen Kead Bernetha G. Lotsch, County Clerk