



50376

97 DEC 19 P3:27

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STATUTORY WARRANTY DEED

STEVEN W. WIRTZ AND RUBY C. WIRTZ

conveys and warrants to LARRY SUTTON

Grantor,

Grantee,

the following described real property free of liens and encumbrances, except as specifically set forth herein:
SEE LEGAL DESCRIPTION ATTACHED HERETO AND INCORPORATED HEREIN.

This property is free of liens and encumbrances, EXCEPT: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

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 consideration for this conveyance is \$ 38,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 14th day of December 19 97

Steven W. Wirtz
STEVEN W. WIRTZ

Ruby C. Wirtz
RUBY C. WIRTZ

STATE OF OREGON

County of Klamath } ss.

BE IT REMEMBERED, That on this 14th day of December, 19 97, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named STEVEN W. WIRTZ AND RUBY C. WIRTZ

known to me to be the identical individual s described in and who executed the within instrument and acknowledged to me that THEY executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



Deborah A. Schobert
Notary Public for Oregon.
My Commission expires 12/15/00

Title Order No. K51609SEscrow No. K51609S

After recording return to:

LARRY SUTTONP.O. BOX 117CHEMULT, OR 97731

Name, Address, Zip

Until a change is requested all tax statement shall be sent
to the following address.

LARRY SUTTONP.O. BOX 117CHEMULT, OR 97731

Name, Address, Zip

THIS SPACE RESERVED FOR RECORDER'S USE

EXHIBIT "A"

The following described real property situate in Klamath County, Oregon:

Beginning at a point on the section line 440.00 feet South from the quarter corner on the West line of Section 28, Township 27 South, Range 8 East of the Willamette Meridian in Klamath County, Oregon; Thence South 440.00 feet along said Section line; thence East 1260 feet, more or less, on a line parallel with the East-West center line of said Section 28 to a point Westerly and 20 feet perpendicular from the Westerly right of way line of U. S. Highway No. 97; thence Northerly on a line parallel with said right of way line to a point Westerly and 20 feet perpendicular from the East line of the Northwest quarter of the Southwest quarter of said Section 28; thence North on a line parallel with said East line to the East-West center line of said Section 28; thence West 20 feet along section subdivision line; thence South on a line parallel with and 40 feet West from said East line of the Northwest quarter of the Southwest quarter of said Section 28 to a point Westerly and 40 feet perpendicular from the Westerly right of way line of said highway; thence Southerly on a line parallel with said right of way line to a point 440 feet South from the East-West center line of said Section 28; thence West 1270 feet, more or less, to the place beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co the 19th day
of December A.D., 19 97 at 3:27 o'clock P M., and duly recorded in Vol. M97,
of Deeds on Page 41273.

By Bernetha G. Letsch, County Clerk
Kathleen Ross

FEE \$35.00