

50523

Vol. 1797 Page 41631

After recording return to: DEC 23 11:09  
LUKE R. KNOWLES  
2403 SW 29TH  
REDMOND, OR 97756

TITLE ORDER NO: K-51675  
KEY ESCROW NO: 41-1240

Until a change is requested tax statements  
shall be sent to the following address:  
SAME AS ABOVE

WARRANTY DEED -- STATUTORY FORM  
(INDIVIDUAL or CORPORATION)

CHARLOTTE STIBICH Grantor,

conveys and warrants to:

LUKE R. KNOWLES and KATHRYN J. KNOWLES, husband and wife, Grantee,  
the following described real property free of encumbrances except as  
specifically set forth herein:

SEE ATTACHED EXHIBIT "A"

Tax Account No: R137140  
Tax Account No: M44204

Map No: 2310-019B0-00200  
Map No:

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 \$45,000.00 . However, if  
the actual consideration consists of or includes other property or other  
value given or promised, such other property or value was part of the/the  
whole of the (indicate which) consideration.

If grantor is a corporation, this has been signed by authority of the Board of  
Directors.

Dated this 15 day of December, 1997.

GRANTOR(S):

Charlotte Stibich  
CHARLOTTE STIBICH

STATE OF OREGON, County of \_\_\_\_\_) ss.

This instrument was acknowledged before me on \_\_\_\_\_, 1997,  
by CHARLOTTE STIBICH

Notary Public for Oregon

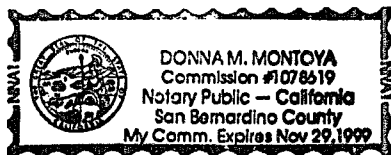
My commission expires: \_\_\_\_\_

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

41632

State of CALIFORNIA  
 County of SAN BERNARDINO  
 On 12/15/97 before me, DONNA M. MONTVOYA - Notary Public  
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")  
 personally appeared Charlotte Stibich  
Name(s) of Signer(s)

☒ personally known to me - OR - ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Donna M. Montvoya  
Signature of Notary Public

## OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

### Description of Attached Document

Title or Type of Document: WARRANTY Deed

Document Date: 12-15-97 Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

### Capacity(ies) Claimed by Signer(s)

Signer's Name: Charlotte Stibich

- ☒ Individual  
☐ Corporate Officer  
 Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Attorney-in-Fact  
☐ Trustee  
☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

RIGHT THUMBPRINT  
OF SIGNER  
Top of thumb here



Signer's Name: \_\_\_\_\_

- ☐ Individual  
☐ Corporate Officer  
 Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Attorney-in-Fact  
☐ Trustee  
☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

RIGHT THUMBPRINT  
OF SIGNER  
Top of thumb here



EXHIBIT "A"  
DESCRIPTION OF PROPERTY

A portion of the NE ¼ of NW ¼ of Section 19, Township 23 South, Range 10 E.W.M., Klamath County, Oregon, more particularly described as follows:

Beginning at a point along the North line of Section 19 from which the North quarter corner bears N 85°47'02" E 396 feet; thence along the North line of Section 19 S. 85°47'02" W 198 feet to a point; thence along a line parallel to the quarter corner section line S 00°19'35" W 220 feet to a point; thence along a line parallel to the North line of Section 19 N 85°47'02" E 198 feet to a point; thence along a line parallel to the quarter corner section line N 00°19'35" E 220 feet to the point of beginning.

SUBJECT TO THE FOLLOWING EXCEPTIONS:

1. An easement created by Instrument, including the terms and provisions thereof;  
 Recorded : January 18, 1960 in Volume 319, page 543, Deed records of Klamath County, Oregon  
 Favor of : Pacific Gas Transmission Company, a California corporation  
 For : gas transmission line  
 Notice of Location, including the terms and provisions thereof,  
 Recorded : September 28, 1961 in Volume 332, page 577, Deed records of Klamath County, Oregon  
 and Recorded : January 17, 1979 in Volume M79, page 1277, Deed records of Klamath County, Oregon
2. Road Maintenance Agreement, including the terms and provisions thereof,  
 Dated : September 12, 1978  
 Recorded : September 27, 1978 in Volume M78, page 21468, Deed records of Klamath County, Oregon  
 Between : Donald W. Jocelyn and Anita G. Jocelyn, Jerry M. Mouser and Roxy A. Mouser, and A. J. Willis  
 and Joyce Willis
3. We are informed that a mobile home is situated upon the herein described land. A policy of title insurance does not insure said mobile home or the title thereto, unless the mobile home has been de-titled and is permanently affixed to the land. If this is so and the mobile home is to be insured as part of the realty, please advise us in writing that such insurance is desired with proof that the mobile home is de-titled.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 23rd day  
 of December A.D., 19 97 at 11:09 o'clock A M., and duly recorded in Vol. M97  
 of Deeds on Page 41631.

FEE \$35.00

By Bernetha G. Letsch County Clerk  
Kathleen Ross