

50840

MTC 43396-LW  
WARRANTY DEEDVol. 1997 Page 42385

LEWIS A. LEDBETTER and FRANCES I. LEDBETTER, husband and wife,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
GREGORY P. JONES,  
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 \$ 22,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 220 ROBIN ST., ROSEBURG, OR 97470

Dated this 23 day of DECEMBER, 1997.

Lewis A. Ledbetter  
LEWIS A. LEDBETTER

Frances I. Ledbetter  
FRANCES I. LEDBETTER

STATE OF OREGON  
COUNTY OF KLAMATH JOSEPHINE SS. DECEMBER 23 19 97

Personally appeared the above named LEWIS A. LEDBETTER AND FRANCES I.  
LEDBETTER

and acknowledged the foregoing instrument to be A voluntary act.

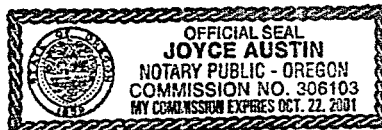
Before me:

Joyce Austin  
Notary Public for Oregon  
My commission expires 10/22/01

(seal)

ESCROW NO. MT43396-LW

Return to:  
GREGORY P. JONES  
220 ROBIN ST.  
ROSEBURG, OR 97470



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A Tract of land situated in Section 2 and 3, Township 35 South Range 11 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the Northeast Corner of said Section 3; thence North 88 degrees 41' 15" West on the North line of said Section 3 1323.80 feet to the Northwest Corner of Government Lot 1 of said Section 3; thence South 00 degrees 47' 56" West 1314.60 feet; thence North 88 degrees 32' 54" West 661.38 feet; thence South 00 degrees 46' 36" West 720.00 feet; thence South 88 degrees 52' 34" 1121.28 feet to the West line of all existing Indian Service Road; thence Northeasterly on said West line and its Northerly Extension to a point on the North line of said Section 2; thence North 88 degrees 59' 04" West on said North line 237.34 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 30th day  
of December A.D., 1997 at 3:22 o'clock P. M., and duly recorded in Vol. M97,  
of Deeds on Page 42385.

FEE \$35.00

By Bernetha G. Letsch, County Clerk  
Kathleen Ross