



53423

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'98 FEB 20 AM 1:14

STATUTORY WARRANTY DEED

JAN CLOUGH

conveys and warrants to ROBERT A. STEWART AND MARILYN J. STEWART, HUSBAND AND WIFE, Grantor,

, Grantee,

the following described real property free of liens and encumbrances, except as specifically set forth herein:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE
MADE A PART HEREOF AS THOUGH FULLY SET FORTH 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 \$ 150,000.00 (Here comply with the requirements of ORS 93.030)Dated this 06 day of February 19 98

JAN CLOUGH
JAN CLOUGH

STATE OF OREGON
County of KLAMATH } ss.

BE IT REMEMBERED, That on this 20 day of February, 19 98, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named JAN CLOUGH

known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that SHE 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.



Susan Marie Campbell
Notary Public for Oregon.
My Commission expires MARCH 1, 1998

Title Order No. K-51851
Escrow No. K51851D

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

ROBERT STEWART2618 WESTGATEKLAMATH FALLS, OR 97603

Name, Address, Zip

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

ROBERT STEWART2618 WESTGATEKLAMATH FALLS, OR 97603

Name, Address, Zip

Exhibit A

A tract of land situated in the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 6, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows: Beginning at the Northeast corner of the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 6; thence South $89^{\circ}46'35''$ West along the North line of said SW $\frac{1}{4}$ SE $\frac{1}{4}$ 755.00 feet; thence south $00^{\circ}04'39''$ East 977.24 feet, more or less, to a line which is North $00^{\circ}04'39''$ West 350 feet from the Southerly line of the said SW $\frac{1}{4}$ SE $\frac{1}{4}$; thence North $89^{\circ}45'36''$ East parallel to said Southerly line 374.22 feet, more or less, to the centerline of the Enterprise Irrigation District Canal and Northeasterly and Southeasterly along said centerline to the East line of the said SW $\frac{1}{4}$ SE $\frac{1}{4}$; thence North $00^{\circ}04'39''$ West 932.02 feet to the point of beginning, TOGETHER WITH a 30 foot easement along the Easterly line of the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 6, from the Southerly line of said SW $\frac{1}{4}$ SE $\frac{1}{4}$ to the centerline of the Enterprise Irrigation District Canal, for ingress and egress to the above described Tract of land. EXCEPTING THEREFROM a tract of land situated in the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 6, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows: Beginning at a 5/8 inch iron pin from which the Northeast corner of said SW $\frac{1}{4}$ SE $\frac{1}{4}$ bears North $00^{\circ}04'39''$ West 641.65 feet and North $89^{\circ}46'35''$ East 755.00 feet; thence south $00^{\circ}04'39''$ East 335.59 feet to a 5/8 inch iron pin on a line which is North $00^{\circ}04'39''$ West 350 feet from the Southerly line of said SW $\frac{1}{4}$ SE $\frac{1}{4}$; thence North $89^{\circ}45'36''$ East, parallel to said Southerly line 245.00 feet to a 5/8 inch iron pin; thence North $00^{\circ}04'39''$ West 335.59 feet to a 5/8 inch iron pin; thence South $89^{\circ}45'36''$ West 245.00 feet to the point of the beginning, with bearings based on a solar observation.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of First American Title the 20th day
of February A.D., 19 98 at 11:14 o'clock A. M., and duly recorded in Vol. 198
of Deeds on Page 5444.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Ross