

53485

MTC 43675-KA
WARRANTY DEED Vol. 1198 Page 5592

EDWARD S. FOWLER AND MYRTLE M. FOWLER WHO ACQUIRED TITLE AS MAE M. FOWLER, Grantor(s) hereby grant, bargain, sell, warrant and convey to: GREGORY D. FREEMAN and WENDY L. FREEMAN, husband and wife, 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 \$ 61,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: , P.O. Box 251, Merrill, OR 97633

Dated this 19 day of February 1998.

Edward S. Fowler
EDWARD S. FOWLER

BY Robert W. Hunt HIS ATTY-IN-FACT
ROBERT W. HUNT

Myrtle M. Fowler
MYRTLE M. FOWLER

BY Robert W. Hunt HER ATTY-IN-FACT
ROBERT W. HUNT

STATE OF Oregon, County of Klamath) ss.

This instrument was acknowledged before me on February 19, 19 98

by ROBERT W. HUNT

as ATTORNEY-IN-FACT

xxx for EDWARD S. FOWLER AND MYRTLE M. FOWLER

Kimberly A. Reves
Notary Public of Oregon

My commission expires 5/25/2000

ESCROW NO. MT43675-KA

Return to:

GREGORY D. FREEMAN

P.O. Box 251

Merrill, OR 97633

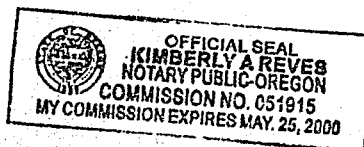


EXHIBIT "A"
LEGAL DESCRIPTION

A portion of Government Lot 3 located in Section 12, in Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Section line 1058.94 feet West of the one-quarter Section corner between Sections 1 and 12, Township 41 South, Range 10 East of the Willamette Meridian; thence continuing West along said Section line 139 feet; thence South 165 feet; thence West 6 feet; thence South 11 feet; thence East 145 feet; thence North 176 feet; more or less, to the true point of beginning; except the North 40 feet used for road purposes.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 20th day
of February A.D., 19 98 at 3:29 o'clock P. M., and duly recorded in Vol. 198
of Deeds on Page 5592.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Rosa