



'98 FEB 26 AM 1:17

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STATUTORY WARRANTY DEED

RHETA STEARNS, now known as RHETA J. CURTIS

conveys and warrants to DOROTHY M. STECKLY Grantor,

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

THAT PORTION OF THE FOLLOWING DESCRIBED PROPERTY LYING SOUTHERLY OF THE SOUTH BOUNDARY OF THE KLAMATH FALLS-LAKEVIEW HIGHWAY NO. 140:

THAT PORTION OF THE NORTHEAST ONE-QUARTER (1/4) OF THE NORTHWEST ONE-QUARTER (1/4) OF SECTION 21, TOWNSHIP 36 SOUTH, RANGE 13 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, LYING WESTERLY OF A LINE PARALLEL TO AND 440 FEET DISTANT EASTERLY FROM THE WEST LINE OF SAID NORTHEAST ONE-QUARTER (1/4), SAID 440 FEET MEASURED AT RIGHT ANGLES TO SAID WEST LINE.

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 \$ 80,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 26 day of Feb. 19 98

Rheta J. Curtis
RHETA J. CURTIS

STATE OF OREGON
County of KLAMATH } ss.

BE IT REMEMBERED, That on this 26 day of February 19 98, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named RHETA J. CURTIS

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. K52003S

Escrow No. K52003S

After recording return to:

DOROTHY M. STECKLY

1115 SE 7TH STREET

ALBANY, OR 97321

Name, Address, Zip

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

DOROTHY M. STECKLY

1115 SE 7TH STREET

ALBANY, OR 97321

Name, Address, Zip

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

First American Title

on this 26th day of February A.D., 1998
at 11:17 o'clock A. M. and duly recorded
in Vol. M98 of Deeds Page 6263

Bernetha G. Leisch, County Clerk

By Kathleen Rose
Fee, \$30.00 Deputy.