



59284

96 JUN -5 AM 08

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## STATUTORY WARRANTY DEED

JACK E. HORTON

conveys and warrants to GERALD G. SCANLAN AND JUDITH G. SCANLAN, HUSBAND AND WIFE Grantor,  
the following described real property free of liens and encumbrances, except as specifically set forth herein: Grantee,  
SHE 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 \$ 377,720.00 (Here comply with the requirements of ORS 93.030)

Dated this 20 day of May 19 98

JACK E. HORTON

STATE OF Idaho  
County of Washington } ss.

BE IT REMEMBERED, That on this 26 day of May 19 98, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named JACK E. HORTON

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

[Signature]  
My Commission expires 10-06-2000 Notary Public for Oregon.

Title Order No. K-52184D  
Escrow No. K52184D

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

GERALD G. SCANLAN

HC R. 01 BOX 981

DAYVILLE, OR 97825

Name, Address, Zip

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

GERALD G. SCANLAN

HC R. 01 BOX 981

DAYVILLE, OR 97825

Name, Address, Zip

19080

**EXHIBIT "A"**  
**DESCRIPTION OF PROPERTY**

All of the following described real property situate in Klamath County, Oregon:

**TOWNSHIP 41 SOUTH, RANGE 13 EAST OF THE WILLAMETTE MERIDIAN**

Section 15: S  $\frac{1}{2}$  SW  $\frac{1}{4}$ , SW  $\frac{1}{4}$  SE  $\frac{1}{4}$ , NW  $\frac{1}{4}$  SW  $\frac{1}{4}$

SAVING AND EXCEPTING the following: Beginning at the Northwest corner of NW  $\frac{1}{4}$  SW  $\frac{1}{4}$  of Section 15, Township 41 South, Range 13 East of the Willamette Meridian; thence Southeasterly to the Southeast corner of NW  $\frac{1}{4}$  SW  $\frac{1}{4}$  of said section; thence North along the East line of NW  $\frac{1}{4}$  SW  $\frac{1}{4}$  of said section to the Northeast corner of NW  $\frac{1}{4}$  SW  $\frac{1}{4}$  of said section; thence West along the North line of NW  $\frac{1}{4}$  SW  $\frac{1}{4}$  of said section to the place of beginning.

SE  $\frac{1}{4}$  SE  $\frac{1}{4}$ ,

SAVING AND EXCEPTING the following: Beginning at the Northwest corner of SE  $\frac{1}{4}$  SE  $\frac{1}{4}$  of Section 15, Township 41 South, Range 13 East of the Willamette Meridian; thence Southeasterly to the Southeast corner of said section; thence North along the East line of said section to the Northeast corner of SE  $\frac{1}{4}$  SE  $\frac{1}{4}$  of said section; thence West along the North line of SE  $\frac{1}{4}$  SE  $\frac{1}{4}$  said section to the place of beginning.

Section 16: All

SAVING AND EXCEPTING the following: Beginning at the Northwest corner of NW  $\frac{1}{4}$  NE  $\frac{1}{4}$  of Section 16, Township 41 South, Range 13 East of the Willamette Meridian; thence Southeasterly to the Southeast corner of NW  $\frac{1}{4}$  NE  $\frac{1}{4}$  of said section; thence North along the East line of NW  $\frac{1}{4}$  NE  $\frac{1}{4}$  of said section to the Northeast corner of NW  $\frac{1}{4}$  NE  $\frac{1}{4}$  of said section; thence West along the North line of said section to the place of beginning.

ALSO EXCEPTING the NE  $\frac{1}{4}$  NE  $\frac{1}{4}$

AND ALSO EXCEPTING the following: Beginning at the Northwest corner of SE  $\frac{1}{4}$  NE  $\frac{1}{4}$  of Section 16, Township 41 South, Range 13 East of the Willamette Meridian; thence Southeasterly to the Southeast corner of the NE  $\frac{1}{4}$  of said section; thence North along the East line of said section to the Northeast corner of SE  $\frac{1}{4}$  NE  $\frac{1}{4}$  of said section; thence West along the North line of SE  $\frac{1}{4}$  NE  $\frac{1}{4}$  of said section to the place of beginning.

Section 21: N  $\frac{1}{2}$  NW  $\frac{1}{4}$ , SE  $\frac{1}{4}$  NW  $\frac{1}{4}$ , W  $\frac{1}{2}$  NE  $\frac{1}{4}$ , and Lots 1, 2, 3, 4, 5 and 6

Section 22: N  $\frac{1}{2}$  and Lots 1, 2, 3 and 4

Section 23: NE  $\frac{1}{4}$ , NW  $\frac{1}{4}$  and Lots 1, 2, 3 and 4

Section 24: NW  $\frac{1}{4}$  W  $\frac{1}{2}$  NE  $\frac{1}{4}$  and Lots 2, 3 and 4

This report is for the exclusive use of the parties herein shown and is preliminary to the issuance of a title insurance policy and shall become void unless a policy is issued, and the full premium paid.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ First American Title  
of \_\_\_\_\_ June \_\_\_\_\_ A.D., 19 98 at 11:08 o'clock \_\_\_\_\_ the 5th day  
of \_\_\_\_\_ Deeds \_\_\_\_\_ A. M. and duly recorded in Vol. M98  
on Page 19079

By Bernetha G. Letsch Bernetha G. Letsch, County Clerk

FEE \$35.00