

PLUSD

59899

WARRANTY DEED

Vol. M98 Page 20539



KNOW ALL MEN BY THESE PRESENTS, That Steven F. Southwell and Leslie S. Jemmett
and Joe Jemmett

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Steven F. Southwell and Kathleen L. Southwell as Trustees of The Southwell Family Trust. **
hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

**Leslie S. Jemmett and Joe Jemmett

A tract of land in Klamath County, Oregon more particularly described as follows:

Beginning at the quarter section corner common to Sections 19 and 20, Township 39 South, Range 10 E.W.M.; thence north along the east line of said Section 19 868.5 feet, more or less, to the southerly boundary of the right of way of USBR B(East Branch) Canal; thence in a generally westerly direction along the southerly boundary of said canal to a point which lies on a line that is parallel to the east line of said Section 19 524.8 feet westerly from the same when measured on a line parallel to the east line of said section; then in a southerly direction parallel to the east line of said Section 19 a distance of 976 feet, more or less, to the south boundary of the northeast 1/4 of said Section 19; thence easterly along the south boundary of the northeast 1/4 of said Section 19, 524.8 feet to the point of beginning; containing approximately 9.08 acres, more or less, in the NE 1/4 of said Section 19.

Klamath County Tax Assessor's Account No. 3910-019A0-06700.

(CONTINUE DESCRIPTION ON REVERSE IF NECESSARY)

The true and actual consideration for this conveyance is \$ 0.00 (Here comply with ORS 93.030.)

Steven F. Southwell
Leslie S. Joe Jemmett
6842 Reeder Road
Klamath Falls, Ore 97603

Grantor's Name and Address

Steven F. Southwell and Kathleen
Southwell as Trustees of The Southwell
Family Trust, Leslie S. Joe Jemmett
6842 Reeder Rd K Falls, Ore 97603

Grantee's Name and Address

After recording return to (Name, Address, Zip):
Steven F Southwell
4701 Sunset Ridge Rd
Klamath Falls, Ore 97601

Until requested otherwise send all tax statements to (Name, Address, Zip):
Leslie S. Jemmett
6842 Reeder Rd
Klamath Falls, Ore 97603

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,
County of _____ } ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ and/or as fee/file/instrument/microfilm/reception No. _____, Record of Deeds of said County.

Witness my hand and seal of County affixed.

By _____ NAME _____ TITLE _____ Deputy.



To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.
And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

and that grantor will warrant and forever defend the above granted 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.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this _____ day of _____, 19____; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

STATE OF OREGON, County of Klamath) ss.

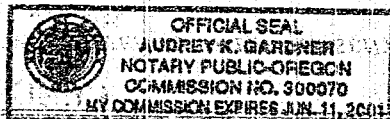
This instrument was acknowledged before me on June 15th, 1998,
by Steven F. and Kathleen Southwell, Joe W. and Leslie S. Jemmett

This instrument was acknowledged before me on _____, 19____,

by _____,

as _____,

of _____.



Audrey K. Gardner
Notary Public for Oregon
My commission expires 6-11-01

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 16th day
of June A.D., 19 98 at 11:02 o'clock A M., and duly recorded in Vol. M98
of Deeds on Page 20539

FEE \$35.00

By Kathleen Southwell Bernetha G. Letsch, County Clerk