

NUMBER

59900

WARRANTY DEED

Vol. 198 Page 20511



KNOW ALL MEN BY THESE PRESENTS, That Steven F. and Kathleen Southwell

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: A tract of land situated in the SE1/4NE1/4 section 13 Township 38 South, Range 8 E.W.M., more particularly described as follows:

Beginning at the iron pipe marking the NE corner of the SE1/4 of section 13 Township 38 South, Range 8 E.W.M., Klamath County, Oregon; thence South 0° 04' East along the Section line 918.0 feet to the iron pin marking the NE corner of that parcel described in Klamath County deed records Volume 339 page 484; thence North 38° 01' West 140.95 feet to an iron pin; thence North 53° 13' West 171.0 feet to an iron pin; thence North 29° 48' East 362.23 feet to an iron pin; thence North 8° 26' East 293.50 feet more or less to the point of beginning, said parcel being subject to an easement 60.0 feet in width (when measured at right angles to) along the South line of said described parcel.

Jul 16 AM 10:02 '88

also

Lots 5, 6, 7, and 8, Block 16, Terminal City according to the official plat on file in the office of the County Clerk of Klamath County, Oregon. Tax lot number R-3809-018BC-01200-000 Subject to reservations and restrictions of record, and easements and rights-of-way of record, and those apparent on the land.

(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 and Kathleen L. Southwell  
4701 Sunset Ridge Rd  
Klamath Falls, Oregon 97601

Steven F and Kathleen L. Southwell  
as Trustees of The Southwell Family Trust  
4701 Sunset Ridge Rd Klamath Falls Oregon 97601

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

Until requested otherwise send all tax statements to (Name, Address, Zip):  
Steven F Southwell  
4701 Sunset Ridge Rd  
Klamath Falls, Ore 97601

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.

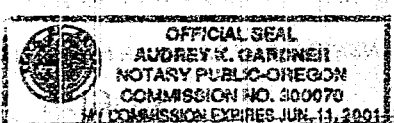
In Witness Whereof, the grantor has executed this instrument this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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 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.

Steven F. Southwell  
Kathleen Southwell

STATE OF OREGON, County of Klamath ss. June 15th, 1998  
This instrument was acknowledged before me on \_\_\_\_\_  
by Steven F. Southwell and Kathleen Southwell  
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 20541

FEE \$35.00

Bernetha G. Leisch, County Clerk  
By Kathleen Leisch