

WHEN RECORDED RETURN TO

Bruce and Shawna Hawkins
25960 Highway 140E
Dairy, OR 97625

Trust No.: 392105

TRMS No.: 86907

Statutory Warranty Fulfillment Deed

THE GRANTOR, WELLS FARGO BANK, N.A., as successor in interest to **FIRST INTERSTATE BANK OF OREGON, N.A.**, as Executor of the ESTATE OF **RAYMOND MARTIN ROBERTSON**, for and in consideration of **TWO HUNDRED TEN THOUSAND AND 00/100 DOLLARS (\$210,000.00)**, in hand paid, conveys and warrants to **MICHAEL B. JAGER AND MARGARET H. JAGER**, husband and wife, the following described real estate, situated in the County of **Klamath**, State of Oregon

Attached Property description

This deed is given in fulfillment of that certain land sale contract between the parties hereto, dated May 4, 1984, and conditioned for the conveyance of the above described property, and the covenants of warranty herein contained shall not apply to any title, interest or encumbrance arising by, through or under the purchaser in said contract, and shall not apply to any taxes, assessments or other charges levied, assessed or becoming due subsequent to the date of said contract.

Dated: June 3, 1993

WELLS FARGO BANK, N.A. as successor in interest to **FIRST INTERSTATE BANK OF OREGON, N.A.**, as Trustee of the **RAYMOND M. ROBERTSON** fbo **GERALDINE ROBERTSON, T/U/W**

By: Lucy Garvin
Lucy Garvin, Bank Officer

By: Cathleen M. Cipriano
Cathleen M. Cipriano, Assistant Vice President

STATE OF CALIFORNIA)
) SS
COUNTY OF Los Angeles)

On 6-22-98 before me, Margery M. Jones, Notary Public, personally appeared **Lucy Garvin and Cathleen M. Cipriano**, personally known to me, or proved to me on the basis of satisfactory evidence, to be the person(s) whose name are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity, and that by their signature(s) on the instrument the person(s) or entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature: Margery M. Jones



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PROPERTY DESCRIPTION

The S $\frac{1}{2}$ of the NE $\frac{1}{4}$ and the N $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Section 13, Township 38 South, Range 11 $\frac{1}{2}$ East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM the following described property:

A parcel of land situate in the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ and the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 13, Township 38 South, Range 11 $\frac{1}{2}$ East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the SW corner of the said NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the said Section 13, and running Northerly along the Westerly side of the said NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ and the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the said Section 13, 1542.5 feet; thence Southeasterly to a point in the Southerly boundary of the said NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the said Section 13, 499.2 feet Easterly from the said point of beginning; thence Westerly along the said Southerly boundary of the said NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the said Section 13, 499.2 feet to the said point of beginning.

ALSO EXCEPTING THEREFROM that portion sold to Klamath County for road purposes recorded in Volume 82, page 582, Deed Records of Klamath County, Oregon.

ALSO EXCEPTING THEREFROM that portion sold to the State of Oregon, by and through its Department of Transportation, Highway Division;

SUBJECT TO the following statement required by law:
This instrument does not guarantee that any particular use may be made of the property described in this instrument. A buyer should check with the appropriate city or county planning department to verify approved uses.

ALSO SUBJECT TO: Zoning ordinances, building and use restrictions, reservations in Federal Patents, beneficial utility easements of Record and those apparent upon the land and common to real estate in the area;

TOGETHER with the buildings, house, barns, shed and other fixtures located thereon, and, also, together with the personal property described on Exhibit "A", attached hereto and incorporated herein by this reference; and

SUBJECT TO THE "AS IS" condition of all of the above described property which the Purchasers acknowledge that they have inspected and accept in its current condition.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Wells Fargo Bank the 26th day of June A.D., 1998 at 1:37 o'clock P M., and duly recorded in Vol. M98 of Deeds on Page 22470.

FEE \$35.00

By Bernetha G. Letsch County Clerk
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