

62317

96 JUL 14 AM 10:40

Vol. 1198 Page 25234

After recording return to:

BRIAN W. KOCH

PO BOX 37

CRESCENT, OR 97733

TITLE ORDER NO: K-52585

KEY ESCROW NO: 41-1682

Until a change is requested tax statements  
shall be sent to the following address:

SAME AS ABOVE

WARRANTY DEED -- STATUTORY FORM  
(INDIVIDUAL or CORPORATION)

KENNETH S. CURBOW and MARIE M. CURBOW, husband and wife Grantor,  
conveys and warrants to:

BRIAN W. KOCH and CYNTHIA L. KOCH, husband and wife, Grantees,

the following described real property free of encumbrances except as  
specifically set forth herein:

Parcel 3 of Partition No. 61-96/Curbow, filed January 18, 1997 in the  
office of the County Clerk of Klamath County, Oregon, located in the SE  
1/4 NW 1/4 Section 25, Township 24 South, Range 8 E.W.M., Klamath County,  
Oregon.

SUBJECT TO THE FOLLOWING EXCEPTIONS:

1. The rights of the public in and to that portion of the premises  
herein described lying within the limits of roads, streets or highways.
2. An easement created by instrument, including the terms and provisions  
thereof;  
Recorded : January 18, 1997 on Partition No. 61-96/Curbow, in the  
office of the County Clerk of Klamath County, Oregon.  
For : 30' wide easement for road and utility purposes  
Affects : Portion of the East 15' of the herein described property

TAXES FOR THE FISCAL YEAR 1998-99, A LIEN IN AN AMOUNT TO BE DETERMINED BUT  
NOT YET PAYABLE  
Tax Account No: R148575 Map No: 2408-025B0-00500

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 \$29,000.00. However, if  
the actual consideration consists of or includes other property or other  
value given or promised, such other property or value was part of the/the  
whole of the (indicate which) consideration.

If grantor is a corporation, this has been signed by authority of the Board of  
Directors.

Dated this 13<sup>th</sup> day of July, 1998.

GRANTOR(S):

Kenneth S. Curbow  
KENNETH S. CURBOW

Marie M. Curbow  
MARIE M. CURBOW



STATE OF OREGON, County of Deschutes ss.

This instrument was acknowledged before me on July 13<sup>th</sup>, 1998,  
by KENNETH S. CURBOW and MARIE M. CURBOW

Megan L. Tuche  
Notary Public for Oregon

My commission expires: 2-12-02

25235

25235  
25235  
25235

25235

25235

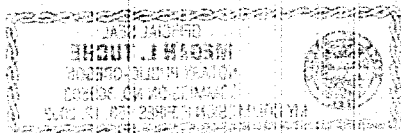
STATE OF OREGON: COUNTY OF KLAMATH: ss.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of FIRST AMERICAN TITLE the 14TH day  
of JULY A.D., 19 98 at 11:40 o'clock A. M., and duly recorded in Vol. M98  
of DEEDS on Page 25234.

FEE \$35.00

Bernetha G. Letsch, County Clerk  
By Kathleen Ross



*[Handwritten signature]*  
*[Handwritten signature]*