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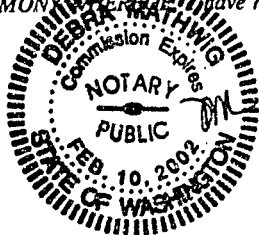
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STATUTORY WARRANTY DEED

GLADYS E. SMITH AND VIOLET FISHER, TRUSTEES OF THE GLADYS E. SMITH TRUST

conveys and warrants to PHILLIP B. SINCLAIR AND EUNICE SINCLAIR, HUSBAND AND WIFE, Grantor,
Grantee,the following described real property free of liens and encumbrances, except as specifically set forth herein:
SEE 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 \$ 32,500.00 (Here comply with the requirements of ORS 93.030)Dated this 21 day of July 19 98

VIOLET FISHER, TRUSTEE

X Ardella Seay, Trustee
ARDELLA SEAY, TRUSTEESTATE OF WASHINGTON
OREGON
County of SPOKANE } ss.BE IT REMEMBERED, That on this 27th day of July 19 98 before me, the
undersigned, a Notary Public in and for said County and State, personally appeared the within named Ardella
Seayknown to me to be the identical individual described in and who executed the within instrument and acknowledged to
me that she 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.Debra Mathews
Notary Public for Oregon.
Washington
My Commission expires 2-10-02Title Order No. K-52537
Escrow No. K52537D

After recording return to:

PHILLIP B. SINCLAIR
1703 SW MARIGOLD
PORTLAND, OR 97219

Name, Address, Zip

Until a change is requested all tax statement shall be sent
to the following address.PHILLIP B. SINCLAIR
1703 SW MARIGOLD
PORTLAND, OR 97219

Name, Address, Zip

THIS SPACE RESERVED FOR RECORDER'S USE

EXHIBIT "A"
DESCRIPTION OF PROPERTY

A tract of land situated in Lot 2, Section 15, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, and being more particularly described as follows:

Beginning at the Northwest corner of Section 15, T. 34 S., R. 7 E.W.M. and running thence N. 89°42'15" E. 400.0 feet; thence South 62.42 feet; thence S. 50°43'50" E. 193.0 feet and the true point of beginning of this description; thence S. 39°16'10" W. 408.35 feet to a point on the Northeasterly bank of Williamson River; thence N. 56°00' W. 110.47 feet; thence N. 39°16'10" E. 418.49 feet; thence S. 50°43'50" E. 110.0 feet, more or less, to the true point of beginning of this description.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of First American Title the 21st day
of August A.D., 19 98 at 3:07 o'clock P M., and duly recorded in Vol. M98
of Deeds on Page 30861

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Hathum Bros