

65649

MTC 43539-KR
WARRANTY DEEDVol. M98 Page 32437

HARLENE C. KIMBOL, VIVIAN N. KIMBOL,
UNDIVIDED ONE-THIRD INTEREST AS TENANTS IN COMMON,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
JAMES N. EMARD and ELISABETH A. EMARD, husband and wife,
Grantee(s) and grantee's heirs, successors and assigns the following described
real property, free of encumbrances except as specifically set forth herein in
the County of KLAMATH and State of Oregon, to wit: The following described property in
Section 30, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County,
Oregon; S1/2 of S1/2 of SE1/4 of NW1/4; S1/2 of S1/2 of S1/2 of SE1/4; E1/2 of SW1/4 all
lying West of State Highway 62, excepting therefrom any portion lying within the right
of way of the Modoc Point Highway.

EACH AS TO AN

SUBJECT TO: all those items of record and those apparent upon the land, if
any, as of the date of this deed and those shown below, if any;
and the grantor will warrant and forever defend the said 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.

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 and actual consideration for this conveyance is \$ 63,000.00

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 21450 SW EASTVIEW ROAD, SHERWOOD, OR 97140

Dated this 31st day of August, 1998

Harlene C. Kimbol
HARLENE C. KIMBOL

Vivian S. Kimbol
VIVIAN N. KIMBOL

~~DELBERT LEE KIMBOL~~

STATE OF Oregon SS. 8/31 19 98
COUNTY OF Klamath

Personally appeared the above named

HARLENE C. KIMBOL & VIVIAN S. KIMBOL

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Kristi L. Redd
Notary Public for Oregon
My commission expires 11/16/99

ESCROW NO. MT43539-KR

STATE OF OREGON,
County of Klamath SS

Filed for record at request of

Return to:

JAMES N. EMARD
21450 SW EASTVIEW ROAD
SHERWOOD, OR 97140

Amerititle

on this 2nd day of September A.D. 1998
at 3:33 o'clock P. M. and duly recorded
in Vol. M98 of Deeds Page 32437

Bernetha G. Letsch, County Clerk

By Kathleen Ross
Fee, \$30.00

Deputy