



96 SEP 22 P3:43

STATE OF OREGON,
WARRANTY DEED County of Klamath ss.

Filed for record at request of:

ATC #03048392

AFTER RECORDING RETURN TO:

DAN R. KURTZ

12161 E. Langley Valley Rd
Bonanza, OR 97623

Aspen Title & Escrow

on this 22nd day of September A.D., 1998
at 3:43 o'clock P M. and duly recorded
in Vol. 198 of Deeds Page 34809

Bernetha G. Letsch, County Clerk

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

By Kathleen Ross

Fee, \$30.00

Deputy.

LUTHER ROY NOBLE, also known as LUTHER R. NOBLE and MARY ANN NOBLE, also known as MARY A. NOBLE, hereinafter called GRANTOR(S), convey(s) and warrants to DAN R. KURTZ, hereinafter called GRANTEE(S), all that real property situated in the County of KLAMATH, State of Oregon, described as:

Government Lots 3 and 4 and the SE 1/4 of the SW 1/4 of Section 18, Township 40 South, Range 14 East of the Willamette Meridian, in the County of Klamath, State of Oregon. EXCEPT that portion conveyed to the United States of America by deed recorded June 30, 1924 in Book 64 at Page 271, Deed Records of Klamath County, Oregon.

CODE 56 MAP 4014-1800 TL 1000
CODE 56 MAP 4014-1800 TL 1100

"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 30.390."

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage,

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$170,000.00.

In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument this 17 day of September, 1998.

Luther Roy Noble
LUTHER ROY NOBLE

Mary Ann Noble
MARY ANN NOBLE

STATE OF OREGON, County of Klamath)ss.

On September 17, 1998, personally appeared LUTHER ROY NOBLE AND MARY ANN NOBLE who acknowledged the foregoing instrument to be their voluntary act and deed.

Carole A. Linde
Notary Public for Oregon
My Commission Expires: 8/15/00.

