

69278

MTC 45379-MG

WARRANTY DEED

Vol. 1798 Page 40739

LOIS E. GRAY,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

ROBERT N. JONES,

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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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:

SUBJECT TO: AN EASEMENT IN FAVOR OF GRANTOR OVER AND ACROSS A PORTION OF THE REAL PROPERTY DESCRIBED ON EXHIBIT "A", AS DESCRIBED IN THE EASEMENT DEED RECORDED CONTEMPORANEOUSLY HERewith.

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 \$ 25,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: PO BOX 492, MERRILL, OR 97633

Dated this 4 day of November, 1998.

Lois E. Gray
LOIS E. GRAY

STATE OF Oregon

COUNTY OF Klamath

SS. November 4 19 98

Personally appeared the above named Lois E. Gray

and acknowledged the foregoing instrument to be her voluntary act.



(Seal)

Before me:

Marion Grantham
Notary Public for Oregon
My commission expires 1/22/01

ESCROW NO. MT45379-MG

Return to:

ROBERT N. JONES

PO BOX 492

MERRILL, OR 97633

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EXHIBIT "A"
LEGAL DESCRIPTION

40740

Lots 1, 2 and 3, Section 17, Township 40 South, Range 9 East of the
Willamette Meridian, Less the following:

A parcel of land situated in Government Lots 2 and 3, Section 17, Township
40 South, Range 9 East of the Willamette Meridian, more particularly
described as follows:

Beginning at a one-half inch iron pin marking the Southeast corner of said
Government Lot 3, thence from said point of beginning North 89 degrees 50'
09" West along the South line of said Government Lot 3, 530.75 feet to a
point on the West line of said Government Lot 3, thence Northwesterly
along the Westerly lines of said Government Lots 3 and 2 the following
three bearings and distances; North 15 degrees 33' 51" West 158.00 feet,
North 00 degrees 37' 20" West 860.08 feet; thence North 35 degrees 40' 37"
West, 673.92 feet, thence South 89 degrees 50' 09" East 955.84 feet to a
one half inch iron pin on the East line of said Government Lot 2, thence
South 00 degrees 43' 19" East along the Easterly lines of said Government
Lots 2 and 3, 1558.50 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ Amerititle _____
of _____ November _____ A.D., 19 98 at 11:37 o'clock _____ the 6th _____ day
of _____ Deeds _____ A. M., and duly recorded in Vol. M98
on Page 40739

FEE \$35.00

By Kathleen G. Letsch Bernetha G. Letsch, County Clerk