

71664

MTC 46830-MS
WARRANTY DEED

Vol. 1998 Page 46238

^{98 DEC 17 03:20}
**JACK D. GANN and JOYCE M. GANN, EACH AS TO AN UNDIVIDED 50% INTEREST,
AS TENANTS IN COMMON,**

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

WES MOORE,

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:
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 \$ 33,000.00

Until a change is requested, all tax statements shall be sent to Grantee at the following address: P.O. BOX 733, KLAMATH FALLS, OR 97601

Dated this 8TH day of DECEMBER, 1998 .

SEE SIGNATURE PAGE ATTACHED
HERETO AND MADE A PART HEREOF

NOTARY ACKNOWLEDGEMENT

STATE OF _____

SS. _____, 19____

COUNTY OF _____

Personally appeared the above named _____

and acknowledged the foregoing instrument to be _____ voluntary act.

Before me:

Notary Public for _____
My Commission Expires: _____

AFTER RECORDING RETURN TO:

WES MOORE
P.O. BOX 733
KLAMATH FALLS, OR 97601

EXHIBIT "B"
SIGNATURE PAGE

Jack D. Gann
JACK D. GANN

JOYCE M. GANN

STATE OF Oregon

COUNTY OF Curry

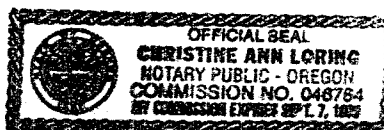
SS. 12-16 19 98

Personally appeared the above named Jack D. Gann
and acknowledged the foregoing instrument to be his voluntary act.

WITNESS My hand and official seal.

(seal)

Christine Ann Loring
Notary Public
State of Oregon
My Commission expires: 9-7-99



STATE OF _____

COUNTY OF _____

SS. _____ 19 _____

The foregoing instrument was acknowledged before me this _____
19____, by _____
as _____ on behalf of _____

WITNESS My hand and official seal.

(seal)

Notary Public
State of _____
My Commission expires: _____

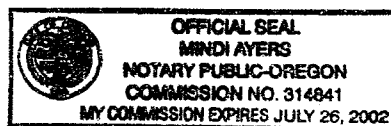
EXHIBIT "B"
SIGNATURE PAGE_____
JACK D. GANNJoyce M. Gann

JOYCE M. GANNSTATE OF OregonCOUNTY OF Deschutes SS. December 10, 1998Personally appeared the above named Joyce M. Gannand acknowledged the foregoing instrument to be her voluntary act.

WITNESS My hand and official seal.

(seal)

Mindi Ayers

Notary Public
State of Oregon
My Commission expires: 7/26/02

STATE OF _____

COUNTY OF _____ SS. _____ 19 _____

The foregoing instrument was acknowledged before me this _____
19____, by _____
as _____ on behalf of _____

WITNESS My hand and official seal.

(seal)

Notary Public
State of _____
My Commission expires: _____

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in the SW1/4 SW1/4 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point which lies South 89 degrees 42' West a distance of 540 feet from the iron pin on the Westerly line of RIVERVIEW ADDITION, which is the Northeast corner of the SW1/4 SW1/4 of said Section 5; thence, South 00 degrees 18' East parallel to the West line of said RIVERVIEW SUBDIVISION, 455 feet; thence South 89 degrees 42' West, parallel to the North line of the SW1/4 SW1/4 of said Section 5, 768 feet, more or less, to the West line of said Section 5; thence North 00 degrees 06' East 455 feet to the Northwest corner of the SW1/4 SW1/4 of said Section 5; thence North 89 degrees 42' East 764.8 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM the following described parcel Situated in the SW1/4 of the SW1/4 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the initial point on the West line of said Section 5, from which the Southwest corner of said Section 5 bears South 00 degrees 07' 32" West 899.28 feet; thence North 00 degrees 07' 32" East, along said Section line 227.50 feet thence North 89 degrees 42' 02" East 754.15 feet to the West line of the public road easement; thence South 00 degrees 20' 58" East along said easement 227.50 feet; thence South 89 degrees 42' 03" West 736.04 feet to the point of beginning.

TOGETHER WITH an easement for ingress and egress created by instrument, subject to the terms and provisions thereof, recorded July 31, 1979 in Volume M79, page 18195, Microfilm Records of Klamath County, Oregon

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Ameri title the 17th day
of December A.D., 19 98 at 3:20 o'clock P. M., and duly recorded in Vol. M98
of Deeds on Page 46238.

FEE \$45.00

By Bernetha G. Letsch, County Clerk