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98 DEC 24 AM 12:22

MTC 46646-LW

WARRANTY DEED

Vol 098 Page 47098

SUSAN D. TYRHOLM,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:
CHRISTINA M. COUGLER,

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 \$ 9,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: P.O. BOX 794, CHILOQUIN, OR 97624

Dated this 24th day of December 1998

SUSAN D. TYRHOLM

STATE OF

COUNTY OF

SS.

Personally appeared the above named

and acknowledged the foregoing instrument to be A voluntary act.



(seal)

Before me:

Notary Public for Oregon

My commission expires 11/20/99

ESCROW NO. MT46646-LW

Return to:

CHRISTINA M. COUGLER
P.O. BOX 794
CHILOQUIN, OR 97624

47099

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 1:

The NW1/4 SE1/4 NW1/4 NW1/4 Section 27, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon,

SAVING AND EXCEPTING THEREFROM unto Lura Willis Martin, her heirs, successors and assigns, a right of way 60 feet in width located in the most feasible route over and across said premises to the E1/2 NW1/4 of said Section 27, as an appurtenance to said E1/2 NW1/4 of said Section 27 for the purpose of ingress to and egress from the said E1/2 NW1/4 of Section 27. And Grantor reserves an easement for joint user roadway and all other road purposes over and across a 30 foot wide strip of land lying South and parallel to the north boundary of the herein described property.

Parcel 2:

The NE1/4 SE1/4 NW1/4 NW1/4 Section 27, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon,

SAVING AND EXCEPTING THEREFROM unto Lura Willis Martin, her heirs, successors and assigns, a right of way 60 feet in width located in the most feasible route over and across said premises to the E1/2 NW1/4 of said Section 27, as an appurtenance to said E1/2 NW1/4 of said Section 27, as an appurtenance to said E1/2 NW1/4 of said Section 27 for the purpose of ingress to and egress from the said E1/2 NW1/4 of Section 27. And Grantor reserves an easement for joint user roadway and all other road purposes over and across a 30 foot strip of land lying South and parallel to the north boundary of the property herein described.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 24th day
of December A.D., 19 98 at 11:22 o'clock A.M., and duly recorded in Vol. M98
of Deeds on Page 47098

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kettum