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05047533
WARRANTY DEED

Vol. 1998 Page 47518

KNOW ALL MEN BY THESE PRESENTS, That Howard Koertje and Roberta Koertje

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
Maresse E. Knox and Gerald J. Knox, as tenants in common

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

See attached Exhibit "A" attached hereto and incorporated herein by reference

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.
And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

and that
grantor will warrant and forever defend the 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$30,000.00
However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

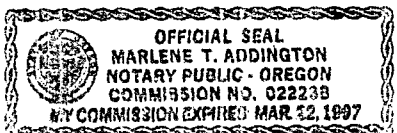
In Witness Whereof, the grantor has executed this instrument this 24th day of April, 1996;
if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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 209.30.

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on April 24, 1996, by Howard Koertje and Roberta Koertje

This instrument was acknowledged before me on _____, 19____, by _____, as _____ of _____


Marlene T. Addington
Notary Public for Oregon
My commission expires 3-22-97

Howard & Roberta Koertje
343 Donald
Klamath Falls, Or 97601
Grantor's Name and Address
Maresse E. Knox & Gerald J. Knox
Grantee's Name and Address
After recording return to (Name, Address, Zip):
Maresse E. Knox & Gerald J. Knox
21406 HAROLD ROAD
MALIN, OR 97632
Until requested otherwise send all tax statements to (Name, Address, Zip):
Maresse E. Knox & Gerald J. Knox

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,
County of _____ ss.
I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ and/or as fee/file/instrument/microfilm/reception No. _____, Record of Deeds of said County.
Witness my hand and seal of County affixed.

By _____, NAME TITLE
Deputy.

EXHIBIT "A"

PARCEL 1

Beginning at a point forty (40) feet South and two hundred ten (210) feet East of the corner common to Sections 1, 2, 11 and 12 of Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon; thence South sixty (60) feet; thence East thirty (30) feet; thence North sixty (60) feet; thence West thirty (30) feet to the point of beginning, being a portion of Lot 2 of said Section 12 of Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2

Beginning at a point 210 feet East of the corner common to Sections 1, 2, 11 and 12 in Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon; thence South 100 feet; thence East 30 feet; thence South 41 feet, 5 inches; thence West 30 feet; thence North 41 feet, 5 inches; to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 29th day
of December A.D., 19 98 at 3:17 o'clock P. M., and duly recorded in Vol. M98
of Deeds on Page 47518.

FEE \$35.00

By Bernetha G. Letsch County Clerk
Kathleen Rosa