

NR

72933

99 JAN 13 P1:35 Vol 199 Page 1207

Klamath River Acres of Oregon, LTD
P.O. Box 1941
Novato, CA 94948
Kathryn A. Ward
P.O. Box 341
Keno, OR 97627
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Keno, OR 97627
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P.O. Box 341
Keno, OR 97627

STATE OF OREGON,
County of Klamath } ss.

I certify that the within instrument was received for record on the 13th day of January, 1999, at 1:35 o'clock P.M., and recorded in book/reel/volume No. M99 on page 1207 and/or as fee/file/instrument/microfilm/reception No. 72933, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Linda Smith, County Clerk
NAME TITLE

By Kathleen Ross, Deputy.

SPACE RESERVED
FOR
RECORDER'S USE

Fee: \$30.00

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Klamath River Acres of Oregon, LTD

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Kathryn A. Ward

hereinafter called 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:

Lot 4, Block 30, Fifth Addition to Klamath River Acres according to the official plot thereof on file in the office of the County Clerk of Klamath County, Oregon

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto 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 except (if no exceptions, so state): None

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 \$to clear title. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the (indicate which) consideration. (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 4th day of December, 1998; if grantor is a corporation, 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 30.930.

Benjamin Harris
Klamath River Acres of Oregon, LTD.,
By: Benjamin Harris, General Partner

California
STATE OF OREGON, County of ORANGE) ss.
This instrument was acknowledged before me on 4th December, 1998, by Benjamin Harris AKA Benjamin Curtis Harris JR
This instrument was acknowledged before me on 4th December, 1998, by Benjamin Harris AKA Benjamin Curtis Harris JR, as General Partner of Klamath River Acres of Oregon, LTD, an Oregon Limited Liability Company.
Notary Public for Oregon California
My commission expires May 23, 2000

