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2836

WILLIAM AND TORI HILL

STATE OF OREGON

County of

ss.

I verify that the within instrument was received for record on the day of 1999, at o'clock P.M., and recorded in book/vol/volume No. on page and/or as fee/file/instrument/microfilm/teletype No. Record of Deeds of said County.

Witness my hand and seal of County affixed.

NAME

TITLE

, Deputy.

MTC 46934-LM

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that WILLIAM F. HILL, III AND TORI D. HILL, HUSBAND AND WIFE

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by ROBERT D. GARDNER AND DOROTHY J. GARDNER, HUSBAND AND WIFE 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 therunto belonging or in any way appertaining, situated in KLANATH County, State of Oregon, described as follows, to-wit:

PLEASE SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART OF THIS 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 except (if no exceptions, so state): THOSE OF RECORD

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 \$ 192,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole or 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 day of JANUARY, 1999; 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 30.031.

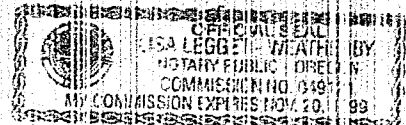
William F. Hill, III by Tori Hill his attorney in fact
WILLIAM F. HILL, III
Tori Hill
TORI D. HILL

STATE OF OREGON, County of KLANATH

ss.

This instrument was acknowledged before me on January 17, 1999, by William F. Hill, III and Tori Hill, his attorney in fact, and was acknowledged before me on January 17, 1999, by

ss.



My commission expires 11/20/99

EXHIBIT "A" LEGAL DESCRIPTION

PARCEL 1

A parcel of land located in approximately the Southeast corner of the SW1/4 of the NW1/4 of Section 3, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, further described as follows:

Commencing at the center of the intersection of the Malin Loop Road and the Malin Dump Road and extending thence North along the center line of said Malin Dump Road 150 feet, more or less, to the North bank of "Malin High Line Canal", the true point of beginning; extending thence North along the center line of said Malin Dump Road, which is also the East line of the said SW1/4 NW1/4, a distance of 290 feet; thence West at right angles a distance of 205 feet; thence South parallel to the East line of said SW1/4 NW1/4 175 feet, more or less, to the North bank of said Malin High Line Canal; thence Easterly along the North bank of said canal to the true point of beginning.

PARCEL 2

In Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

All that portion of the South half of the SW1/4 NW1/4 of Section 3 and of the South half of the SE1/4 NE1/4 of Section 4 lying North of the "Malin High Line Canal", EXCEPTING THEREFROM a parcel of land, more or less, heretofore sold to R. T. Parker and Ethel G. Parker, husband and wife, by contract dated December 1, 1961, recorded August 9, 1962 in Deed Volume 339 at page 321, and re-recorded November 8, 1963 in Deed Volume 349 at page 201 of Deed Records of Klamath County, Oregon.

STATE OF OREGON : COUNTY OF KLAMATH

is

Filed for record at request of _____ the _____ day
of January A.D. 1999 at _____ o'clock A.M. and duly recorded in Vol. 199
of _____ Books on Page 2836

FEE \$35.00

Linda Smith, County Clerk

by Linda Smith