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WTC 4120 36-LW
WARRANTY DEED Vol. 1799 Page 2840

ROBERT D. GARDNER and DOROTHY J. GARDNER, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to: WILLIAM F. HILL, III and TARI D. HILL, as tenants by the entirety, 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 SEE 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 O.S. 10.930.

The title and actual consideration for this conveyance is \$ 282,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address:

Dated this 22nd day of January 1999

Robert D. Gardner
ROBERT D. GARDNER

Dorothy J. Gardner
DOROTHY J. GARDNER

STATE OF Oregon SS. January 22 19 99
COUNTY OF Klamath

Personally appeared the above named Robert D. Gardner
and Dorothy J. Gardner

and acknowledged the foregoing instrument to be a voluntary act.



Before me:
Lisa Leggett Wetherby
Notary Public for Oregon
My commission expires: 11/20/99

ESCROW NO. HP46926-100

Return to:
WILLIAM F. HILL, III
20100 NW *W. Luper*
Medford, OR
97532

EXHIBIT "A"
LEGAL DESCRIPTION

All that portion of Government Lot 1, and the SE 1/4, SW 1/4 of Section 35, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, lying South and West of a line drawn parallel to and distant 75 feet Southwesterly of the center line of the railway of the Great Northern Railway Company, said center line being more particularly described as follows:

Beginning at a point in the Westerly boundary of said Section 35, 767.8 feet Northerly from the one-quarter corner on the West boundary of said Section 35; thence Southeasterly along a straight line making a Southeasterly included angles of 28 degrees 38' with said Westerly boundary a distance of 3914.1 feet to an intersection with the Southerly boundary of said Section 35 at a point distant 75.8 feet Westerly from the South one-quarter corner of said Section 35;

All that portion of Government Lot 5 Section 34, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, lying North and East of the most Easterly boundary of property conveyed to the State of Oregon, by and through its State Highway Commission by deed dated April 19, 1940 and recorded May 1, 1940 in Book 129 at Page 59, Deed Records of Klamath County, Oregon.

EXCEPTING from the above described land that portion of Government Lot 5 of said Section 34 and that portion of Government Lot 1 of said Section 35 conveyed to United States of America by Deed dated March 28, 1910 and recorded April 2, 1910 in Book 28 at Page 568, Deed Records of Klamath County, Oregon.

STATE OF OREGON - COUNTY OF KLAMATH

Filed for record at request of _____ American Title _____ the _____ 27th _____ day
of January A.D. 1999 at _____ o'clock A.M. and duly recorded in Vol. MS9
of _____ Series _____ on Page 1840

FEES \$35.00

Linda Smith, County Clerk
by *Linda Smith*