

NS 74799 99 FEB 17 P3:43

Vol. M99 Page 5555

Grantor's Name and Address

Grantor's Name and Address

After recording, return to (Name, Address, Zip):
JAMES SAMPLE
P.O. BOX 187
Beatty, ORE 97621

Until requested otherwise, send all tax statements to (Name, Address, Zip):

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, County of Klamath } ss.

I certify that the within instrument was received for record on the 17th day of February, 1999, at 3:43 o'clock P.M., and recorded in book/reel/volume No. M99 on page 5555 and/or as fee/file/instrument/microfilm/reception No. 74799, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Linda Smith, County Clerk
NAME TITLE

Fee: \$30.00 By Kathleen Rose, Deputy.

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Jerry Howell and Sandra Howell, as to an undivided 1/3rd interest, which represents all their interest hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by James Sample

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:

The NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 19, Township 35 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of 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): Covenants, conditions, reservations, restrictions, rights, rights of way and easements of record, if any, and those apparent on the land.

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 \$ Equitable consideration. 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 Φ , 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 _____, 19____; 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.

Jerry Howell
 Jerry Howell

Sandra Howell
 Sandra Howell

CALIFORNIA STATE OF ~~OREGON~~ County of TULARE) ss.

This instrument was acknowledged before me on JANUARY 19, 1999, 19____

by KRISTINE NUNEZ

This instrument was acknowledged before me on _____, 19____

by _____

as _____

of _____



Kristine Nunez
 Notary Public for ~~OREGON~~ CALIFORNIA
 My commission expires 2-8-04