

MT48363-LW  
WARRANTY DEED

Vol M99 Page 30634

1999 JUL 30 PM 3:32

FRED R.B. CONKLIN and PATRICIA CONKLIN, husband and wife, Grantor,

hereby grant, bargain, sell, warrant and convey to:

RICHARD L. BEMENT and SHARON M. BEMENT, husband and wife, Grantee,

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  
TAX ACCOUNT NO.: 3711-03200-006000 3711-032AO-00800

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 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.

The true and actual consideration for this conveyance is 62,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: PO BOX 231, MERRILL, OR 97633

Dated this 20<sup>th</sup> day of July, 1999.

Fred R.B. Conklin  
FRED R.B. CONKLIN

Patricia Conklin  
PATRICIA CONKLIN

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on July 30, 1999 by FRED R.B. CONKLIN AND PATRICIA CONKLIN.

Lawyer - Weatherly  
(Notary Public for Oregon)  
My commission expires 11/20/99

ESCROW NO. MT48363-LW

Return to:  
RICHARD L. BEMENT  
PO BOX 231  
MERRILL, OR 97633



30635

EXHIBIT "A"  
LEGAL DESCRIPTION

Parcel 1: Lot 1 in Block 10 of TRACT NO. 1039, YONNA WOODS NO. 2,  
according to the official plat thereof on file in the office of the County  
Clerk of Klamath County, Oregon.

Parcel 2: The SW1/4 of the NE1/4 of Section 32, Township 37 South,  
Range 11 East of the Willamette Meridian, Klamath County, Oregon.

State of Oregon, County of Klamath  
Recorded 7/30/99, at 3:32 p. m.  
In Vol. M99 Page 30634  
Linda Smith,  
County Clerk      Fee \$ 35 KK