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Vol M99 Page 35370

STATE OF OREGON,  
County of \_\_\_\_\_ } ss.

I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book/reel/volume No. \_\_\_\_\_ on page \_\_\_\_\_ and/or as fee/file/instrument/microfilm/reception No. \_\_\_\_\_, Record of Deeds of said County.

Witness my hand and seal of County affixed.

NAME TITLE

By \_\_\_\_\_, Deputy.

SPACE RESERVED  
FOR  
RECORDER'S USE

Grantor's Name and Address

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

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

Tina Leal  
44700 Hwy 140 E  
Beatty OR 97621

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that JOSEPH H. LAFFARGUE, WHO ACQUIRED TITLE AS JOSEPH A. LAFFARGUE, AND TINA MARIE LEAL, AS TENANTS IN COMMON

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by JOSEPH H. LAFFARGUE AND TINA MARIE LEAL, WITH THE RIGHTS OF SURVIVORSHIP

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:

See Legal Description attached hereto as Exhibit "A" and made a part hereof by this reference.

(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

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. to correct

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ vesting. 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 7 day of May, 19 99; 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.

Joseph H Laffargue  
JOSEPH H. LAFFARGUE  
Tina Marie Leal  
TINA MARIE LEAL

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on May 7, 19 99, by Joseph H. Laffargue and Tina Marie Leal

This instrument was acknowledged before me on \_\_\_\_\_, 19 \_\_\_\_\_,

by \_\_\_\_\_ as \_\_\_\_\_ of \_\_\_\_\_

Marion Grantlam  
Notary Public for Oregon

My commission expires 1/22/01

3501

EXHIBIT "A" LEGAL DESCRIPTION

35371

**PARCEL 1:**

That portion of Government Lot 19 lying South of the Oregon California and Eastern Railway and West of the Sprague River in Section 13, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

**PARCEL 2:**

That portion of Government Lot 20 lying South of the Oregon California and Eastern Railway in Section 13, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

**PARCEL 3:**

All of Government Lot 21 and Government Lot 22, all in Section 13, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM that portion of Government Lot 22 lying North of the Sprague River.

ALSO EXCEPTING THEREFROM that portion deeded to the State of Oregon by and through its Department of Transportation Highway Division by Deed recorded February 8, 1979 in Volume M79, Page 3114, Microfilm Records of Klamath County, Oregon.

State of Oregon, County of Klamath  
Recorded 9/01/99, at 3:44 p.m.  
In Vol. M99 Page 35370  
Linda Smith,  
County Clerk Fee\$ 35<sup>00</sup>