

1999 DEC 28 PM 2:29



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WARRANTY DEED

ASPEN TITLE ESCROW NO. 01050158

State of Oregon, County of Klamath  
Recorded 12/28/99, at 2:29 P.M.  
In Vol. M99 Page 50856  
Linda Smith,  
County Clerk Fee \$ 30<sup>00</sup>

AFTER RECORDING RETURN TO:  
Mr. and Mrs. Evan M. Waldron

62345 Simons Rd.  
Klamath Falls, OR 97603

UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVE

ROBERT A. STEWART, hereinafter called GRANTOR(S), convey(s) and  
warrants to EVAN M. WALDRON and SANDRA R. WALDRON, husband and  
wife, hereinafter called GRANTEE(S), all that real property  
situated in the County of Klamath, State of Oregon, described  
as:

Parcel 2 of Land Partition 18-99, situated in the SE 1/4 NW  
1/4, Section 1, Township 39 South, Range 9 East of the  
Willamette Meridian, in the County of Klamath, State of Oregon.

"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 30.390."

and covenant(s) that grantor is the owner of the above described  
property free of all encumbrances except covenants, conditions,  
restrictions, reservations, rights, rights of way and easements  
of record, if any, and apparent upon the land, contracts and/or  
liens for irrigation and/or drainage,

and will warrant and defend the same against all persons who may  
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is  
\$83,000.00.

In construing this deed and where the context so requires, the  
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument  
this 23rd day of December, 1999.

Robert A. Stewart  
ROBERT A. STEWART

STATE OF OREGON, County of (Klamath)ss.

On December 23, 1999, personally appeared the above named  
Robert A. Stewart and acknowledged the foregoing instrument to  
be his voluntary act and deed.

Before me: Marlene T. Addington  
Notary Public for Oregon  
My Commission Expires: March 22, 2001

