

1999 DEC 30 PM 3:22

MTC 49997-MS
WARRANTY DEED

Vol. M99 Page 51363

SHANNON M. LESLIE,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

BULAH J. GOWDY,

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:

A PORTION OF THE SE1/4 NW1/4 OF SECTION 5, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS 1,564 FEET EAST AND 280 FEET SOUTH OF THE SOUTHWEST CORNER OF THE NW1/4 NW1/4 OF SECTION 5, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, AND RUNNING THENCE EAST 105 FEET; NORTH 50 FEET; WEST 105 FEET; AND SOUTH 50 FEET TO THE POINT OF BEGINNING.

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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 60,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1037 LAUREL STREET, KLAMATH FALLS, OR 97601

Dated this 28th day of December, 1999

Shannon M. Leslie
SHANNON M. LESLIE

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on December 28, 1999 by SHANNON M. LESLIE.

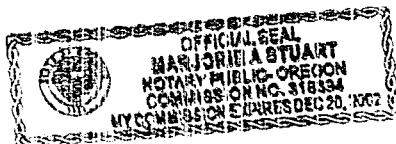
Marjorie A. Stuart
(Notary Public for Oregon)

My commission expires 12-20-02

ESCROW NO. MT49997-MS

Return to:

BULAH J. GOWDY
1037 LAUREL STREET
KLAMATH FALLS, OR 97601



State of Oregon, County of Klamath
Recorded 12/30/99, at 3:22 p.m.
In Vol. M99 Page 51363
Linda Smith,
County Clerk FeeS 30⁰⁰

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