

NS

200 JUL -5 PM 6:23

Vol MOO Page 24518

RICHARD PEDERSEN & JACQUELYN PEDERSEN
MC-83-BOX 1900, COQUILLE, OR
 Grantor's Name and Address

WILLIAM R. MORRIS
P.O. BOX 23
COTTAGE GROVE, OR
 Grantee's Name and Address

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

WILLIAM R. MORRIS
P.O. BOX 23
COTTAGE, OR 97424

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

WILLIAM R. MORRIS
P.O. BOX 23
COTTAGE, OR - 97424

SPACE RESERVED
 FOR
 RECORDER'S USE

State of Oregon, County of Klamath
 Recorded 07/05/00, at 8:28a m.
 In Vol. MOO Page 24518
Linda Smith,
 County Clerk Fee \$ 21-

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that RICHARD & JACQUELYN PEDERSEN

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by WILLIAM R. MORRIS

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:

That portion of the NW 1/4 se 1/4 NW 1/4, and that portion of the NE 1/4 SE 1/4 NW 1/4, Section 19 TWP25S, R8E, W.M. lying Southerly of State Highway #58. Subject to a twenty foot (20 ft.) wide easement along West boundary for mutual roadway and all roadway purposes.

(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):

SUBJECT TO POWER UTILITY EASEMENT
SUBJECT TO RESERVATIONS AND RESTRICTIONS
OF RECORD. and that 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 \$ 18,950.00. [Ⓞ] 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.

In witness whereof, the grantor has executed this instrument this 1st day of JUNE, 1999; 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.

Richard Pedersen
Jacquelyn Pedersen

STATE OF OREGON, County of COOS ss.

This instrument was acknowledged before me on June 3, 1999, by Richard Pedersen and Jacquelyn Pedersen



Linda Roche
 Notary Public for Oregon

My commission expires 1-3-2003

21-