

NN
'01 JUL 6 PM 3:08Vol M01 Page 33076

ROGER AND LAURENA BABCOCK

STATE OF OREGON, } ss.
County of _____Grantor's Name and Address
DAVE AND KATHERINE ALEXANDER

Grantee's Name and Address

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

DAVE AND KATHERINE ALEXANDER

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

DAVE AND KATHERINE ALEXANDER

SPACE RESERVED
FOR
RECORDER'S USE

I certify that the within instrument was received for recording on _____, at _____ o'clock ____ M., and recorded in book/reel/volume No. _____ on page _____ and/or as fee/file/instrument/microfilm/reception No. _____, Records of this County.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____, Deputy.

mtc S3633 -TM

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that ROGER DALE BABCOCK aka ROGER BABCOCK and LAURENA JUNE BABCOCK, AS TENANTS BY THE ENTIRETY hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by DAVE L. ALEXANDER and KATHERINE L. ALEXANDER, AS TENANTS BY THE ENTIRETY 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:

PLEASE SEE ATTACHED EXHIBIT "A" WHICH IS ATTACHED HERETO AND MADE A PART HEREOF.

(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

_____, 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 \$ 88,500.00. [Ⓢ] 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, 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 on JULY 6, 2001; 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.

Roger Babcock
ROGER BABCOCK

Laurena June Babcock
LAURENA JUNE BABCOCK

STATE OF OREGON, County of KLAMATH ss.

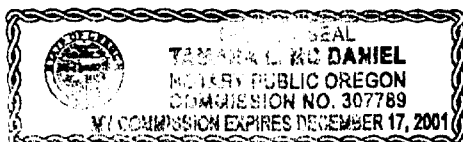
This instrument was acknowledged before me on JULY 6, 2001,
by ROGER BABCOCK AND LAURENA JUNE BABCOCK

This instrument was acknowledged before me on _____,

by _____

as _____

of _____



Samara L. McDaniel
Notary Public for Oregon

My commission expires 12-17-01

EXHIBIT "A"
LEGAL DESCRIPTION

A Parcel of land situate in the SW1/4 of the SW1/4 of Section 35, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8" iron rod marking the SW corner of the SW1/4 of Section 35, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence North 0 degrees 12' East, 375.15 feet to a point; thence East 43 feet more or less to the centerline of the Enterprise Irrigation District Canal; thence North 89 degrees 53' East, 178.00 feet to a point; thence North along the Westerly boundary of Garden Tracts, a platted subdivision in Klamath County, 213.25 feet more or less to a point on the centerline of the Enterprise Irrigation District Canal; thence Southwesterly along the centerline of said Canal to the point of beginning.

EXCEPTING THEREFROM:

A parcel of land, situated in the SW1/4 SW1/4 SW1/4, Section 35, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the centerline of Enterprise Irrigation District canal, from which a 5/8" iron rod marking the Southwest corner of said Section 35 bears South 16 degrees 13' 07" West, 529.98 feet; thence Northeasterly along said centerline 101.17 feet, more or less, to the intersection of the West boundary line of GARDEN TRACTS; thence leaving said centerline, along said boundary line South 00 degrees 12' 00" West, 23.23 feet, more or less, to a 1/2" iron rod; thence continuing along said boundary line South 00 degrees 12' 00" West, 56.65 feet to a 1/2" iron rod; thence leaving said boundary line South 89 degrees 57' 00" West, 61.75 feet more or less, to the point of beginning.

State of Oregon, County of Klamath
Recorded 07/04/01 at 3:08 p.m.
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Linda Smith,
County Clerk Fee\$ 26.00