

03 JAN 6 PM 12:46

Vol M03 Page 00805
STATE OF OREGON, } ss.

Parcel Atchley Lange
379 Cobble Creek Drive
Evanston, Wyoming 82930
Grantor's Name and Address
Marie Burns
Box 309
Sprague River, Oregon 97639
Grantee's Name and Address

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

Marie Burns
Box 309
Sprague River, Oregon 97639

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

SPACE RESERVED
FOR
RECORDER'S USE

State of Oregon, County of Klamath

Recorded 01/06/2003 12:46 P m.

Vol M03 Pg 00805-806

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

Deputy.

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that I, Parcel Atchley Lange - do convey my undivided one-half interest as follows: Marie Burns or survivors (a family division of property)

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Marie Burns or survivors 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:

A part of lot 13, lot 5000 + lot 5100 that are located in section 14, Township 36S, Range 10 E, of the Willamette Meridian and described as follows: Beginning at a point which lies south along the section line a distance of 1,980 ft. from the iron pin that marks the Northwest corner of section 14 thence east a distance of 1,233 ft. thence south a distance of 200 ft. thence west a distance of 120 ft. thence south a distance of 260 ft. thence west a distance of 470 ft. thence south a distance of 50 ft. thence west a distance of 70 ft. thence north a distance of 50 ft. thence west a distance of 573 ft.

(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. (continue on back)

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):

(no encumbrances)

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 \$ 1.00. 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 on _____; 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.

Parcel Atchley Lange

STATE OF OREGON, County of Lake) ss.

This instrument was acknowledged before me on 1-3-03 by Parcel Atchley Lange

This instrument was acknowledged before me on _____

by _____

as _____

of _____



Stacie Geaney
Notary Public for Oregon
My commission expires 8-24-04

26A

thence north a distance of 460 ft. to the point of beginning and excepting that part contained within the above parcel that is a 60 ft. wide right-of-way conveyed to Klamath County by deed and recorded in vol. 85, page 614, deed records of Klamath County.

And excepting that part contained within the above described parcel that is a 100 ft. x 110 ft. lot that is owned by Western Cities corp. described as follows: beginning at a point which lies south along the section line a distance of 1,980 ft. from the iron pin that marks the northwest corner of section 14. Thence east a distance of 463 ft. thence south a distance of 100 ft. thence east a distance of 110 ft. thence north a distance of 100 ft. thence west a distance of 110 ft. to the point of beginning

Note: This deed also conveys all structures located within the bounds of the above described deed to the grantee above named.