

03 MAR 10 PM 1:28

NN

Vol M03 Page 14259



Geneva M STIVERS
146470 Hwy 97 N
Gilechrist, OR 97737

Grantor's Name and Address

EVELYN A EDWARDS
146430 Hwy 97 N
Gilechrist, OR 97737

Grantee's Name and Address

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

Evelyn A EDWARDS
146430 Hwy 97 N
Gilechrist, OR 97737

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

Evelyn A EDWARDS
146430 Hwy 97 N
Gilechrist, OR 97737

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

1..

State of Oregon, County of Klamath

Recorded 03/10/2003 1:28 p.m.

Vol M03 Pg 14259

By Linda Smith, County Clerk

Fee \$ 21 # of Pgs 1

y.

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that

Geneva M STIVERS

A WIDOW

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by

EVELYN A EDWARDS

A WIDOW

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 SW 1/4 of Section 25, Township 23 South, Range 9 E.W.M. described as follows:

Beginning at the Northwest corner of the NW 1/4 SW 1/4 of Section 25; thence East along the North boundary line of the NW 1/4 SW 1/4 a distance of 193 feet to an iron post, which is the point of beginning; thence East along said boundary line for a distance of 230 feet to the intersection of the Dalles-California Highway right of way; thence Southwesterly along said highway right of way, for a distance of 108 feet; thence Northwesterly for a distance of 200 feet to the intersection of the North boundary line of the NW 1/4 SW 1/4 which is the point of beginning.

Said parcel is identified in the Gerhart Plat. Parcel is approx 1/2 acre and triangular in shape.

(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 \$ 2,000.00. 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 03-10-03; 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.

Geneva M Stivers

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on 10 March 2003

by Geneva M. Stivers

This instrument was acknowledged before me on

by
as
of



Notary Public for Oregon
My commission expires 10 March 2006