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NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



VIOLET M. STEWART

Vol M04 Page 08609

Grantor's Name and Address
CHARLES F. JUSTUS
SHIRLEY A. JUSTUS

Grantee's Name and Address

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

SPACE RESERVED
FOR
RECORDER'S USE

State of Oregon, County of Klamath
Recorded 02/13/2004 10:23 a.m
Vol M04 Pg 8609
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

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

Charles F. Justus, Jr.
Shirley A. Justus
5225 Hwy 97N
Klamath Falls OR 97601

WARRANTY DEED

ATE 32413
KNOW ALL BY THESE PRESENTS that VIOLET M. STEWART

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by CHARLES F. JUSTUS, Jr., and SHIRLEY A. JUSTUS, HUSBAND & WIFE

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:

Beginning at a point on the West section line of Section 35, Township 38 South, Range 9 East of the Willamette Meridian, which lies North 0°12' East a distance of 799.8 feet from the iron pin which marks the Southwest corner of said Section 35, and running thence North 89°58' East a distance of 95 feet to a point, thence southerly and parallel to the West Section line of Section 35, a distance of 50 feet to a point; thence at right angles, South 89°58' West a distance of 95 feet more or less to the West section line of said section 35; thence North 0°12' East along said Section line a distance of 50 feet, more or less, to the Point of Beginning, being situate in the SW¼NW¼SW¼SW¼ of Section 35, Township 38 South, Range 9 East of the Willamette Meridian

SUBJECT TO: reservations and deed recorded in Volume 108, page 252, Deed Records, Klamath County, Oregon, easements, rights-of-way of record and those apparent on the land, power if assessment of Enterprise Irrigation District and South Suburban Sanitary District

(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): and that 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, 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 \$ 12,000.00. ^① 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. ^② (The sentence between the symbols ^①, 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 February 2004; 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.

Violet M. Stewart

Violet M. Stewart

STATE OF OREGON, County of Wheeler

This instrument was acknowledged before me on 2-9-2004 ss.

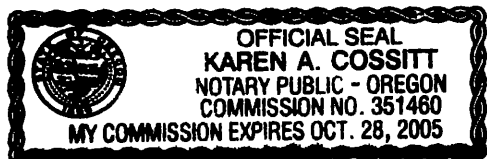
by Violet M. Stewart

This instrument was acknowledged before me on Feb. 9, 2004

by

as

of



Karen A. Cossitt
Notary Public for Oregon

My commission expires Oct. 28, 2005