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MAY 18 PM 12:07

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PEGGY M. STIVERS
12025 HWY 66
KLAMATH FALLS, OR 97601

JACQUELINE J. SMITH
12043 HWY 66
KLAMATH FALLS, OR 97601

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

JACQUELINE J. SMITH
12043 HWY 66
KLAMATH FALLS, OR 97601

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

JACQUELINE J. SMITH
12043 HWY 66
KLAMATH FALLS, OR 97601

SPACE RESERVED
FOR
RECORDER'S USE

State of Oregon, County of Klamath
Recorded 05/18/2004 12:07 p m
Vol M04 Pg 31022
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that PEGGY M. STIVERS

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by JACQUELINE J. SMITH and/or PEGGY M. STIVERS, not as tenants in common but w/full rights of survivorship
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 NW 1/4 of Section 33, Township 39 South, RANGE 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning on the North right of way line of the Klamath Falls-ASHLAND Highway at a point from which the Northwest corner of said Section 33 bears North 25° 40' West a distance of 1230.75 feet, thence South 72° 38' West along the North right of way line of said Highway a distance of 160.7 feet to the true point of beginning, which point of beginning is on the Easterly boundary of a parcel of land deeded to R.A. Jameson, et ux., IN a deed dated August 2, 1943, recorded November 15, 1943 in Book 159 at Page 581, Deed Records of Klamath County, Oregon; thence North 0° 21' West a distance of 190 feet; thence South 89° 39' West 153.4 feet; thence South 0° 21' West to the North line of the Klamath Falls-Ashland Highway; thence North 72° 33' West along said Highway, to the point of beginning.

(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): covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage, 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.

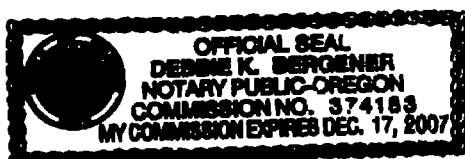
In witness whereof, the grantor has executed this instrument on May 18, 2004; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Peggy M. Stivers
PEGGY M. STIVERS

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on 5-18-04
by peggy m stivers



Debbie K. Bergener
Notary Public for Oregon
My commission expires 12-17-2007

Returned @ Counter

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