

NA

WARRANTY DEED

Vol M05 Page 49166KNOW ALL MEN BY THESE PRESENTS, That Steven D. Colburnhereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by David M. Wirtz
Steven W. Wirtz, David H. Wirtzhereinafter called the 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 parcel of land lying in section 20 of township 27 south,
Range 8 East Willamette Meridian, Klamath County Oregon.

Beginning at a point on the east line of the above said section 20, from which the southeast corner of said section 20 bears south 1,896.32 feet, thence leaving said east line West 583 feet, thence North 749.36 feet to the north line of the southeast corner of said section 20, from which the center east 1/16 corner of said section 20 bears N 89°46'16" W 726.62 feet; thence along said north line S 89° 46' 16" E 583.00 feet to the East 1/4 corner of said section 20; thence along the east line of said section 20 South 747.03 feet to the point of beginning and containing 10.01 acres, more or less

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the 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
for easements, and right of ways per Klamath County Records.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 \$ 10,000

ⓈHowever, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). Ⓢ(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 26 day of July, 1998;
if a corporate grantor, 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.

STATE OF OREGON, County of Lane) ss.
This instrument was acknowledged before me on August 6, 1998,
by Steven D ColburnThis instrument was acknowledged before me on _____, 19____,
by _____
as _____
of _____Marcia L Galata
Notary Public for Oregon
My commission expires June 4, 2002Steven D. Colburn
1720 south 5th st.
Cottage Grove Or. 97424

Grantor's Name and Address

David Wirtz
p.o. Box 100
Chemult Or. 97731

Grantee's Name and Address

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

Steven D. Colburn
1720 south 5th st.
Cottage Grove Or. 97424

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

David Wirtz
P.O. Box 100
Chemult Or. 97731State of Oregon, County of Klamath
Recorded 06/29/05 1227 m
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Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

21- ref old Marilee Erickson