

MOUNTAIN TITLE COMPANY

93431

WARRANTY DEED

Vol. 780 Page 23713

KNOW ALL MEN BY THESE PRESENTS, That

James L. Rust and Mata Ann Rust, Husband and WIFE
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
Ronald N. Hesser and Beverly A. Hesser, Husband and Wife, hereinafter called
the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and
assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

"SEE LEGAL DESCRIPTION AS IT APPEARS ON THE
REVERSE OF THIS DEED."

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.
And said grantor hereby covenants to and with said 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 as
stated on the reverse of this deed.

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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 56,500.00
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 92.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical
changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 4th day of December, 1980;
if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by
order of its board of directors.

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON, County of _____) ss.
_____, 19____

STATE OF OREGON,) ss.
County of Klamath)
December 4, 1980

Personally appeared the above named
James L. Rust and Mata Ann
Rust

and acknowledged the foregoing instru-
ment to be their voluntary act and deed.

(OFFICIAL
SEAL)

Notary Public for Oregon
My commission expires:

My Commission Expires July 13, 1981

James L. Rust and Mata Ann Rust

GRANTOR'S NAME AND ADDRESS
Ronald N. Hesser and Beverly A. Hesser

GRANTEE'S NAME AND ADDRESS

After recording return to:

as above

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

as above

NAME, ADDRESS, ZIP

Personally appeared _____, who, being duly sworn,
each for himself and not one for the other, did say that the former is the
president and that the latter is the
secretary of _____, a corporation,
and that the seal affixed to the foregoing instrument is the corporate seal
of said corporation and that said instrument was signed and sealed in be-
half of said corporation by authority of its board of directors; and each of
them acknowledged said instrument to be its voluntary act and deed.
Before me:

Notary Public for Oregon
My commission expires:

(OFFICIAL
SEAL)

STATE OF OREGON,) ss.

County of _____

I certify that the within instru-
ment was received for record on the
day of _____, 19____,

at _____ o'clock _____ M., and recorded
in book _____ on page _____ or as
file/reel number _____

Record of Deeds of said county.

Witness my hand and seal of
County affixed.

By _____

Recording Officer
Deputy

MOUNTAIN TITLE COMPANY

LEGAL DESCRIPTION

23714

PARCEL 1
Beginning at a point South 00° 37' West along the North-South center section line a distance of 400 feet from the center of Section 10, Township 36 South, Range 6 East of the Willamette Meridian; thence continuing along said Section line a distance of 65 feet to a point; thence North 89° 17' East parallel to the East-West center section line a distance of 100 feet to a point; thence North 00° 37' East, parallel to said North-South section line a distance of 65 feet to a point; thence South 89° 17' West parallel to said East-West center section line a distance of 100 feet, more or less to the point of beginning.

PARCEL 2
A portion of the NW 1/4 of Section 10, Township 36 South, Range 6 East of the Willamette Meridian, more particularly described as follows:

Beginning at the center of said Section 10; thence Southerly along the North-South center line of said section a distance of 300 feet to the true point of beginning; thence continuing South along said center section line a distance of 100 feet to a point; thence Easterly parallel to the East-West center line of said Section 10 a distance of 100 feet; thence Northerly parallel to said North-South center line a distance of 100 feet to a point; thence Westerly parallel to said East-West center line a distance of 100 feet, more or less to the point of beginning.

SUBJECT TO:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
2. Deed of Easement of Flowage Right, from Frank Woods to United States of America, recorded May 23, 1922 in Volume 58, page 541, Deed Records of Klamath County, Oregon.
3. Reservations and restrictions as contained in Deed from Ben Runnels and Gladys Runnels, husband and wife to James L. Harris and Thelma L. Harris, husband and wife, recorded in Volume M67, page 2206, Microfilm Records of Klamath County, Oregon, including but not limited to the following:
 - "(a) No chickens, goats or livestock shall ever be housed, kept or maintained on said premises;
 - (b) No temporary structures shall be erected or maintained on said premises for a period of longer than 3 months;
 - (c) Any trailer house brought on said premises must be maintained in a reasonable manner."

MTC

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.this 5th day of December A. D. 1980 at 4:27'clock P.M., andlawfully recorded in Vol. M80, of Deeds on Page 23713

Wm D. MILNE, County Clerk

By Bernetha H. Hetch

Fee \$7.00