



02032324

WARRANTY DEED - INDIVIDUAL

AFTER RECORDING RETURN TO: SAMUEL S. SHAW
2915 HAWTHORNE STREET
SALEM, OREGON 97303

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:

SAME AS ABOVE

STELLA R. DEHLINGER, hereinafter called grantor, convey(s) to
SAMUEL S. SHAW hereinafter called Grantee all that real property
situated in the County of KLAMATH, State of Oregon, described
as:

The S 1/2 SW 1/4 SW 1/4 SE 1/4 lying East of Highway 97 and
North and West of Del Fatti road in Section 30, Township 39
South, Range 9 East of the Willamette Meridian, in the County of
Klamath, State of Oregon.

EXCEPTING THEREFROM those portions described in Deed Volume 298
at page 348, Vol. 283 at page 107, Vol. 311 at page 518, Vol.
297 at page 258, Vol 346 at page 191, Vol. 356 at page 437, and
M-71 at page 6706.

AND ALSO EXCEPTING THEREFROM the SW 1/4 SE 1/4 and that portion
of SE 1/4 SW 1/4 Section 30, Township 39 South, Range 9 East of
the Willamette Meridian, more particularly described as follows:

Easterly, from an 3/4" iron pipe located at the intersection of
the North boundary of the SE 1/4 SW 1/4 and the Southeasterly
highway right of way, 607 feet along a fence line, generally
accepted as the North boundary of the SE 1/4 SW 1/4, to an 3/4 " iron
pipe, to the point of beginning; thence South 1 degree 54'
40" West a distance of 455.3 feet to an 3/4 iron pipe reference
monument; thence South 1 degree 54' 40" West a distance of 10.3
feet to the center of an irrigation ditch; thence South 89
degrees 41' 10" West along the center line of said irrigation
ditch as the same is presently located and constructed, 285
feet; thence due South to the center line of Del Fatti Road a
distance of 855 feet more or less; thence Easterly, along the
center line of said road to the Southeast corner of the SE 1/4
SW 1/4; thence Northerly along the Easterly line of the SE 1/4
SW 1/4 to the Northerly boundary of said SE 1/4 SW 1/4; thence
Westerly along the Northerly boundary of the SE 1/4 SW 1/4 a
distance of 230 feet more or less to the point of beginning.

EXCEPTING THEREFROM those portions deeded to the public for road
purposes in Deed Book 297 at page 258.

SAVING AND EXCEPTING THEREFROM the above described property all
that portion thereof lying Northwesterly of a line that is
parallel to and 325 feet Southeasterly from centerline of the
Klamath Falls-Midland section of the Oregon State Highway.

SUBJECT TO:

1. Regulations, including levies, assessments, water and
irrigation rights and easements for ditches and canals, or
Klamath Irrigation District. 2. Reclamation Extension Act,
including the terms and provisions thereof, accepted by
alexander A. Davis, recorded in Book 43 at page 409, Deed
Records. 3. Rights of the public in and to any portion of the
herein described premises lying within the boundaries of roads
or highways. 5. Easement, including the terms and provisions
thereof: For: Right of way for electric distribution poles
et al. Granted to: The California Oregon Power Company, a

Continued on next page

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California Corproation Dated: June 30, 1958
July 3, 1958 Book: 300 Page: 476

Recorded:

"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 covenant(s) that grantor is the owner of the above described property free of all encumbrances except those set out above. and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is to release the property described herein from prior Contract of Sale. In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument this 14th day of September 1988.

Stella R. Dehlinger

STATE OF OREGON, County of Klamath) ss.

September 15, 1988, before me, Notary Public for Oregon, personally appeared the above named STELLA R. DEHLINGER and acknowledged the foregoing instrument to be her voluntary act and deed.

Notary Public for Oregon, Commission Expires: 7-23-89

STATE OF OREGON: COUNTY OF KLAMATH: ss.
Filed for record at request of Aspen Title Co.
of Sept. A.D. 1988 at 11:52 o'clock

FEE \$13.00

the 19th day on Page 15417
Evelyn Blehn County Clerk

By Pauline Mullendore