

MTL- 20189K

## WARRANTY DEED

Thelma R. Ralston, a single woman, Grantor, conveys and warrants to Harvey Beeney, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

## PARCEL 1:

Lot 7, Block 4, FERGUSON MOUNTAIN PINES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No.: 3613-0005B-03300

## PARCEL 2:

A piece or parcel of land situated in the S1/2 of the NW1/4 of Section 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon more particularly described as follows:

Beginning at a point in the Southerly boundary of that certain right of way for highway purposes as conveyed by A.L. Michael to the State of Oregon, by deed dated July 18, 1936 and recorded in Book 107 at page 23, Klamath County Records of Deeds, from which the quarter section corner on the Westerly boundary of the said Section 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian bears South 47 degrees 03' West 1836.2 feet distant, and running thence Southwesterly along the said Highway boundary to a point which bears South 77 degrees 05' West 126.2 feet distant; thence South 0 degrees 34' West 180 feet; thence South 62 degrees 29' West 186.6 feet, more or less to a point in a well established fence line which marks the Westerly boundary of that certain tract heretofore conveyed to A.L. Michael by Martin Stoehsler et al., by deed dated February 19, 1925 and recorded in Book 66 of Deeds, at page 552; thence South 1 degree 45' East along said fence line 185 feet, more or less, to a point in the center of a dry gulch or wash; thence Southeasterly along the said gulch or wash to a point from which the said point of beginning bears North 0 degrees 34' East; thence North 0 degrees 34' East 636.3 feet, more or less, to the point of beginning.

Tax Account No.: 3811-V34B-03100

## PARCEL 3:

A piece or parcel of land situate in the Southwest quarter of the Northwest quarter of Section 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon more particularly described as follows:

Beginning at a point in the Southerly boundary of that certain right of way for highway purposes as conveyed by A.L. Michael to the State of Oregon by deed dated July 18, 1936 and recorded in Book 107 of Deeds at page 23, Klamath County Deed Records, from which the quarter section corner on the Westerly boundary of the said Section 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian, bears South 44 degrees 49' West, 1734.7 feet distant and running thence Southwesterly along the said highway boundary to a point which bears South 68 degrees 36' West, 50.0 feet distant; thence

South 11 degrees 45' East 170.6 feet, more or less, to a point in the boundary of the tract heretofore conveyed to James M. Barnes; thence following said boundary North 62 degrees 29' East, 11.3 feet; thence North 0 degrees 34' East 180.0 feet, more or less to the said point of beginning.

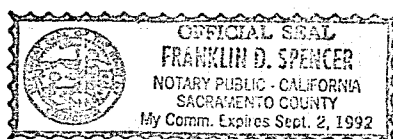
Tax Account No.: 3811-V34B-03200

SUBJECT TO AND EXCEPTING RESERVATIONS, RESTRICTIONS, EASEMENTS, AND RIGHTS OF WAY OF RECORD AND THOSE APPARENT UPON THE LAND.

The true and actual consideration for this conveyance is Twenty-seven Thousand Dollars (\$27,000.00).

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 PERSONS ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

Dated this 23rd day of February, 1989.



GRANTOR

Thelma R. Ralston  
Thelma R. Ralston

STATE OF CALIFORNIA )  
County of SACRAMENTO ) ss.

Personally appeared the above-named Thelma R. Ralston and acknowledged the foregoing instrument to be her voluntary act. Before me: FRANKLIN D. SPENCER

Franklin D. Spencer  
Notary Public for SACRAMENTO  
My Commission Expires: 2 Sept 1992

Until a change is requested, all tax statements shall be mailed to Grantee at:

P.O. Box 1164  
Klamath Falls, Oregon 97601

After recording mail to:

Harvey Beeney  
P.O. Box 1164  
Klamath Falls, Oregon 97601

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 28th day of Feb. A.D., 19 89 at 2:53 o'clock P M., and duly recorded in Vol. M89 of Deeds on Page 3547.

FEE \$13.00

Evelyn Biehn, County Clerk  
By Pauline Mulvaney