

MT-21040 D

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That MARTHA RAGLAND BROWN, herein-after called the grantor, for the consideration hereinafter stated, to grantor paid by PHYLLIS COLLIER KERNS and ANDREW JAMES RAGLAND, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, 1.5/18th interest in that certain real property to PHYLLIS COLLIER KERNS and .5/18th interest in that certain real property to ANDREW JAMES RAGLAND, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

A parcel of land located in the west one-half of the east one-half of Section 8, T.39S., R.10E., W.M., Klamath County, Oregon being more particularly described as follows:

Commencing at the one-quarter corner common to Sections 5 and 8, T.39S., R.10E., W.M.; thence North 89° 45' 14" East 1331.80 feet to the East 1/16 corner common to Sections 5 and 8; thence South 00° 13' 00" East 1693.61 feet along the east line of the west one-half of the east one-half of Section 8 to the True Point of Beginning for this parcel description, said point being the southeast corner of a parcel of land described in Deed Volume M87 Page 15532, Klamath County Deed Records; thence South 00° 13' 00" East 605.82 feet to the northeast corner of a parcel of land described in Deed Volume M82 Page 11430; thence, along the boundaries of said parcel, South 89° 47' 00" West 240.00 feet; South 00° 13' 00" East 340.00 feet; and North 89° 47' 00" East 210.00 feet to a point on the westerly right-of-way line of Pine Grove Road; thence, along said right-of-way line, South 00° 52' 02" West 198.68 feet to the northerly line of a parcel described in Deed Volume M86 Page 21331, Klamath County Deed Records; thence North 89° 07' 58" West 184.48 feet to the northwest corner of said parcel; thence South 4° 21' 32" West 529.30' to the southwest corner of a parcel described in Deed Volume M83 Page 14271, Klamath County Deed Records; thence South 1° 24' 02" West 400.00 feet to the northwest corner of a parcel of land described in deed Volume M77 Page 2497, Klamath County Deed Records; thence, along the westerly line of said parcel South 00° 18' 03" West 303.69 feet, more or less, to the northerly right-of-way line of the Klamath Falls-Lakeview Highway 140; thence following said right-of-way line 739.77 feet along the arc of a 11,489.16 foot radius curve left, the long chord of which bears North 62° 52' 49" West 739.63 feet to the southeast corner of a parcel of land described in Deed Volume 203 Page 199, Klamath County Deed Records; thence North 8° 56' 32" East 227.46 feet to the northeast corner of said parcel; thence North 8° 48' 39" East 1935.93 feet to the Southwest corner of that parcel described in Deed Volume M87 Page 15532; thence, along the southerly boundary of said parcel, South 80° 14' 22" East 600.61 feet to the True Point of Beginning; containing 32.01 acres, more or less.

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 a 2/18th interest in the above granted premises, free from all encumbrances except easements restrictions and rights of way of record and those apparent on the land together with rights of assessment of Klamath Basin Improvement District and Pine Grove Irrigation District 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.

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The true and actual consideration for this transfer, stated in terms of dollars is zero. However, the actual consideration consists of other property or value given or promised which is the whole consideration.

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 10 day of March, 1989.

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.

SEE ATTACHED NOTARY.

X Martha Ragland Brown
MARTHA RAGLAND BROWN

STATE OF VIRGINIA)
County of Winchester) ss. 235-12-8893

Personally appeared MARTHA RAGLAND BROWN and acknowledged the foregoing instrument to be her voluntary act and deed

Before me:

Nancy Howard Stapleton
Notary Public for Virginia
My commission expires: 2/17/92

MARTHA RAGLAND BROWN
450 Young Dr.
Sandston, VA 94518
Grantor

PHYLLIS COLLIER KERNS
2324 S.W. Sixth Ave.
Portland, OR 97201
and
ANDREW JAMES RAGLAND
1621 NE 41st Ave.
Portland, OR 97232
Grantees

After recording return to:

Kerns
@ above address

Until a change in required
all tax statements shall be
sent to the following address:

Kerns
Above address

Martha Ragland (Brown)

MARTHA RAGLAND (Brown)

Martha Ragland signed before me this 21st day
of March 1989. Henrico County, State of Virginia

Inacy L. Clayton
Notary Public

My Commission Expires August 31, 1992

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Mountain Title Co.

on this 22nd day of March A.D., 19 89
at 11:53 o'clock A. M. and duly recorded
in Vol. M89 of Deeds Page 4823

Evelyn Biehn County Clerk

By Darlene Muehlenberg

Deputy.

Fee, \$18.00

