

WARRANTY DEED

LINDA S. OWENS, who took title as Linda S. Kaibel, Grantor, conveys and warrants to MICHAEL L. KAIBEL, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

A tract of land situated in Government Lot 3 in Section 14, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwest Corner of said Government Lot 3; thence East 255 feet to the true point of beginning; thence North parallel to the West line of said Lot 3, 511.25 feet; thence East parallel with the North line of said Lot 3, 256.25 feet; thence South parallel to the West line of said Lot 3, 511.25 feet; thence West parallel with the North line of said Lot 3, 256.25 feet to the true 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. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Basin Improvement District.
3. Reservations as contained in Patent from United States of America recorded in Volume 42, page 20, Records of Klamath County, Oregon, to wit:
"subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws and decisions of courts; and there is reserved from the lands hereby granted a right of way thereon for ditches or canals constructed by the authority of the United States."
4. Trust Deed dated May 5, 1980 in favor of Jennie Jones Gross.

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.

The true and actual consideration for this conveyance stated in dollars is the sum of \$4,200.00.

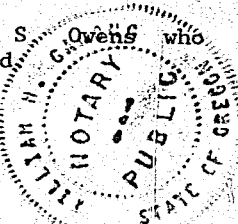
This instrument does not guarantee that any particular use may be made of the property described in this instrument. A buyer should check with the appropriate city or county planning department to verify approved uses.

Linda S. Owens
Linda S. Owens

STATE OF OREGON, County of Klamath) ss.

October 24th, 1989, personally appeared the above named Linda S. Owens who acknowledged the foregoing instrument to be her voluntary act and deed
BEFORE ME:

C. M. M. Gentry
Notary Public for Oregon
My commission expires: 11-2-90



Send Tax Statements to: Mr. Michael L. Kaibel, P.O. Box 681, Merrill, OR 97633.
After Recording Return to: Mr. Michael L. Kaibel, P.O. Box 681, Merrill, OR 97633.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Wm. M. Ganong the 25th day of Oct. A.D., 1989 at 2:44 o'clock P.M., and duly recorded in Vol. M89 of Deeds on Page 20477.

FEE \$8.00

Evelyn Biehn, County Clerk

By Pauline M. Anderson

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