

8927

KLAMATH COUNTY TITLE COMPANY

Vol. m89 Page 23967



K-41871

STATUTORY WARRANTY DEED (Individual or Corporation)

L.A. SWETLAND, M.D., P.C., PENSION AND PROFIT SHARING TRUST,
R.H. OTTEMAN, M.D., P.C., PENSION AND PROFIT SHARING***, Grantor,

conveys and warrants to BILLY G. MANN, Grantee,

the following described real property in the County of KLAMATH and State of Oregon.

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF

***TRUST, and GARRETT D. HILYARD AND BETTY JEAN HILYARD

This property is free of liens and encumbrances, EXCEPT:

Subject to reservations and restrictions of record, rights of way and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage

The true consideration for this conveyance is \$ 470,000.00 (Here comply with the requirements of ORS 93.030*).

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

DATED this 11th day of December 19 89. If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

L.A. Swetland
Betty Jean Hilyard
Garrett D. Hilyard (Trustee)

STATE OF OREGON, County of Klamath ss.
The foregoing instrument was acknowledged before me
this 12th day of December 19 89
by L.A. Swetland & R.H. Otteman Trustee &
Garrett D. Hilyard & Betty Jean Hilyard

CORPORATE ACKNOWLEDGEMENT
STATE OF OREGON, County of _____)ss.
The foregoing instrument was acknowledged before me
this _____ day of _____ 19 _____ and
by _____ and
of _____
a corporation, on behalf of the corporation.

Diana B. Kingham
Notary Public for Oregon
My commission expires: 12-19-92

After recording return to:
Billy G. Mann
6917 Reeder Rd.
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
Same As Above

Notary Public for Oregon
My commission expires:
THIS SPACE RESERVED FOR RECORDER'S USE

98 DEC 12 PM 12 56

EXHIBIT "A"

DESCRIPTION OF PROPERTY

The following described real property situate in Klamath County, Oregon:

W $\frac{1}{2}$ W $\frac{1}{2}$ NE $\frac{1}{4}$, EXCEPT the East 198 feet thereof in Section 18, Township 39 South, Range 10 East of the Willamette Meridian.

SE $\frac{1}{4}$ of Section 18 Township 39 South, Range 10 East of the Willamette Meridian, EXCEPT a tract between the Southeast corner of Section 18, said point being marked by a 1 $\frac{1}{4}$ "x32" iron pin stamped OLS 354, thence North 89°52'30" West along the South line of said Section 18 a distance of 1000.00 feet to a 5/8"x30" iron pin with aluminum cap stamped OLS 354, thence North parallel with the East line of said Section 18 a distance of 261.36 feet to a 5/8"x30" iron pin stamped OLS 354, thence South 89°52'30" East parallel with the South line of said Section 18 a distance of 1000.00 feet to a 5/8"x30" iron pin with aluminum cap stamped OLS 354 on the East line of said Section 18, thence South along the East line of said Section 18 a distance of 261.36 feet to the point of beginning.

SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 18, Township 39 South, Range 10 East of the Willamette Meridian.

A portion of Section 17, Township 39 South, Range 10 East of the Willamette Meridian, more particularly described as follows:

Commencing at the corner common to Sections 17, 18, 19 and 20, Township 39 South, Range 10 East of the Willamette Meridian, thence North along the West boundary of Section 17, 30.0 feet to the true point of beginning, thence North 89°32'36" East along the North boundary of Reeder Road, 947.17 feet to the West boundary of the Klamath Irrigation District "B" Canal, thence along said canal boundary 266.00 feet along a 904.93 foot radius curve left, (The long chord bears North 10°04'15" East, 265.06 feet) thence North 1°39' East 1678.70 feet, thence 530.37 feet along a 408.10 foot radius curve to the right (the long chord bears North 38°52'50" East, 493.83 feet) to a point 25.00 feet West from the centerline of a drain ditch thence North 4°31'10" West parallel to said drain to the North boundary of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 17, thence West along said boundary to the West boundary of Section 17, thence South along the West boundary of Section 17 to the true point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 12th day
of Dec. A.D., 19 89 at 12:56 o'clock P.M., and duly recorded in Vol. M89
of Deeds on Page 23967.

FEE \$13.00

Evelyn Biehn County Clerk

By Pauline Mullenders