



KLAMATH COUNTY TITLE COMPANY

K-42992

 STATUTORY WARRANTY DEED
 (Individual or Corporation)

conveys and warrants to William J. Martens and Elaine M. Martens, Grantor,
Billy E. Hensley and Teresa L. Hensley, husband and wife
 the following described real property in the County of Klamath and State of Oregon, Grantee,

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION

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 \$ 17,500.00 (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 March 19 91. If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

William J. Martens
 William J. Martens

Elaine M. Martens
 Elaine M. Martens

California apolo
 STATE OF OREGON, County of Klamath

The foregoing instrument was acknowledged before me this 18th day of March 19 91 by William J. Martens and Elaine M. Martens



Official Seal
 DOROTHY L. KELLER
 NOTARY PUBLIC - CALIFORNIA
 YOLO COUNTY
 My Comm. Expires MAY 17, 1991

ACKNOWLEDGEMENT
 The foregoing instrument was acknowledged before me this _____ day of _____ 19 _____ and by _____ of _____ a corporation, on behalf of the corporation.

Dorothy L. Keller
 Notary Public for California
 My commission expires May 17, 1991

Notary Public for Oregon
 My commission expires: _____

After recording return to:

Klamath First Federal
 2943 S. 6th St.
 Klamath Falls, Oregon 97603
 NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Klamath First Federal
 2943 S. 6th St.
 Klamath Falls, Oregon 97603

THIS SPACE RESERVED FOR RECORDER'S USE

EXHIBIT "A"

DESCRIPTION OF PROPERTY

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

A tract of land situated in the NW $\frac{1}{4}$ of Section 18, Township 39 South, Range 10 East of the Willamette Meridian, more particularly described as follows:

Beginning at the Northwest corner of said Section 18, thence S.00°01'10"W. 2132.47 feet; thence S.89°51'42"E. 1525.28 feet to the true point of beginning of this description: Thence N.00°00'22"E. 372.55 feet; thence S.89°55'23"E. 240.00 feet; thence S.00°00'23"W. 372.81 feet; thence N.89°51'42"W. 240.00 feet to the true point of beginning.

Together with the right of ingress and egress over the following described roads: 60-foot strips of land situated in the N $\frac{1}{2}$ of Section 18, T. 39 S., R. 10 E.W.M., Klamath County, Oregon, being 30 feet on either side of measured at right angles from the following described center lines:

Beginning at a point on the Easterly right of way line of State Highway 39, said point being S.00°01'10"W. 2162.47 feet and S.89°51'42"E. 25.31 feet from the Northwest corner of said Section 18; thence S.89°51'42"E. 2548.10 feet to a point, N.89°51'42"W. 30.00 feet from the East line of the NW $\frac{1}{4}$ of said Section 18.

ALSO, Beginning at the center $\frac{1}{4}$ corner of said Section 18; thence N.00°00'23"E. 1334.32 feet to the C-N 1/16 corner of said Section 18.

ALSO, Beginning at a point S.00°01'10"W. 2192.47 feet and S.89°51'42"E. 1323.84 feet from the Northwest corner of said Section 18; thence S.00°02'03"E. 465.00 feet to the South line of the NW $\frac{1}{4}$ of said Section 18.

ALSO, Beginning at a point S.00°01'10"W. 2132.47 feet and S.89°51'42"E. 599.83 feet from the Northwest corner of said Section 18; thence N.00°02'42"W. 409.32 feet; thence S.89°59'04"E. 132.38 feet; thence on the arc of a curve to the right (radius=250.00 feet, central angle=47°03'50") 205.35 feet; thence S.42°55'14"E. 81.00 feet; thence on the arc of a curve to the left (radius=175.06 feet, central angle=71°03'30") 217.11 feet; thence N.66°01'16"E. 144.49 feet; thence on the arc of a curve to the left (radius=370.00 feet, central angle = 69°18'42") 447.60 feet; thence N.03°17'26"W. 157.53 feet to the North line of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 18.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 19th day
of March A.D., 19 91 at 3:58 o'clock P.M., and duly recorded in Vol. M91
of Deeds on Page 4945
FEE \$33.00
Evelyn Biehn - County Clerk
By Dorena Nielsen