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WARRANTY DEEDAFTER RECORDING RETURN TO:  
MICHAEL L. DUSAN635 Buchanan Ln  
Longmont, CO 80501UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVESAMUEL L.L. ELLIS and CAROLYN J. ELLIS, husband and wife  
hereinafter called GRANTOR(S), convey(s) to MICHAEL L. DUSAN  
hereinafter called GRANTEE(S), all that real property situated  
in the County of Klamath, State of Oregon, described as:

AS PER ATTACHED EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

"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 TITLE TO THE PROPERTY SHOULD CHECK WITH THE  
APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY  
APPROVED USES."and covenant(s) that grantor is the owner of the above-described  
property free of all encumbrances except covenants, conditions,  
restrictions, reservations, rights, rights of way and easements  
of record, if any, and those apparent on the land, and will  
warrant and defend the same against all persons who may lawfully  
claim the same, except as shown above.The true and actual consideration for this transfer is  
\$58,000.00.In construing this deed and where the context so requires, the  
singular includes the plural.IN WITNESS WHEREOF, the grantor has executed this instrument  
this 13 day of July, 1992.Samuel L.L. Ellis  
SAMUEL L.L. ELLISCarolyn J. Ellis  
CAROLYN J. ELLIS

STATE OF OREGON, County of Klamath.

this 1 day of July, 1992.Personally appeared the above named SAMUEL L.L. ELLIS and  
CAROLYN J. ELLIS and acknowledged the foregoing instrument to be  
their voluntary act and deed.Before me, Linda Handaker  
Notary Public for Oregon  
My Commission Expires 7/23/93



## EXHIBIT "A"

## PARCEL 1:

A parcel of land situated in the NE 1/4 of Section 12, Township 40 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the East line of said Section 12, said point being North 00 degrees 12' 30" West a distance of 180.00 feet from the 5/8" x 30" iron pin marking the East quarter corner of said Section 12; thence North 00 degrees 12' 30" West along the East line of said Section 12 a distance of 400.00 feet; thence South 89 degrees 47' 30" West at right angles to the East line of said section 12 a distance of 33.36 feet to a 5/8" x 30" iron pin with cap; thence continuing South 89 degrees 47' 30" West a distance of 426.12 feet to a 5/8" x 30" iron pin with cap on the Northeasterly right of way line of the Southern Pacific Railroad; thence South 33 degrees 29' 00" East along said right of way line a distance of 478.07 feet to a 5/8" x 30" iron pin with cap; thence North 89 degrees 53' 00" East at right angles to State Highway No. 39 (the highway is not parallel with the section line) a distance of 163.18 feet to a 5/8" x 30" iron pin with cap; thence continuing North 89 degrees 53' 00" East a distance of 34.00 feet to the point of beginning.

LESS AND EXCEPT any portion lying within the Klamath Falls-Malin State Highway.

## PARCEL 2:

A parcel of land situated in the NE 1/4 of Section 12, Township 40 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the East line of said Section 12, said point being North 00 degrees 12' 30" West a distance of 580.00 feet from the 5/8" x 30" iron pin marking the East quarter corner of said Section 12; thence North 00 degrees 12' 30" West along the East line of said Section 12 a distance of 243.00 feet; thence South 89 degrees 47' 30" West at right angles to the East line of said Section 12 a distance of 32.98 feet to a 5/8" x 30" iron pin with cap; thence continuing South 89 degrees 47' 30" West a distance of 585.97 feet to a 5/8" x 30" iron pin with cap on the Northeasterly right of way line of the Southern Pacific Railroad; thence South 33 degrees 29' 00" East along said right of way line a distance of 290.65 feet to a 5/8" x 30" iron pin with cap; thence North 89 degrees 53' 00" East at right angles to State Highway No. 39 (the highway is not parallel with the section line) a distance of 426.12 feet to a 5/8" x 30" iron pin with cap; thence continuing North 89 degrees 53' 00" East a distance of 33.36 feet to the point of beginning.

LESS AND EXCEPT any portion lying within the Klamath Falls-Malin State Highway.

CODE 164 MAP 4009-1200 TL 700

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14473

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 1st day  
of July A.D., 19 92 at 3:19 o'clock P M. and duly recorded in Vol. M92  
of Deeds on Page 14471.

FEE \$40.00

Evieyn Biehn - County Clerk

By Cassine M. Mendenhall

Unofficial  
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