

NL

62345

MTC 1396-6369

WARRANTY DEED

Vol. m93 Page 12526

KNOW ALL MEN BY THESE PRESENTS, That  
AN OREGON CORPORATION

RICHARD LEE BROWN AND TURNSTONE, INC.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
AN OREGON CORPORATION

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

see attached legal description

MOUNTAIN TITLE COMPANY, has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with 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 except those of record and apparent to the land

and that grantor will warrant and forever defend the 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ lot line adjustment. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 2nd day of June, 1993, if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

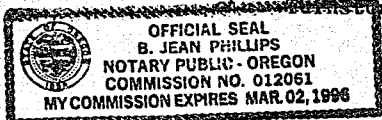
Richard Lee Brown

By- Donald J. Leggett  
Turnstone Inc.

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on June 2, 1993, by Richard Lee Brown

This instrument was acknowledged before me on June 2, 1993, by Donald J. Leggett as Vice President

B. Jean Phillips  
My commission expires 3-2-96 Notary Public for Oregon

Grantor's Name and Address

Grantee's Name and Address

After recording return to (Name, Address, Zip):

Turnstone Inc.  
2250 Ranch Rd  
Ashland Oreg 97510

Until requested otherwise send all tax statements to (Name, Address, Zip):

Turnstone Inc.  
2250 Ranch Rd  
Ashland Oreg 97510SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON, } ss.  
County of \_\_\_\_\_  
I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book/reel/volume No. \_\_\_\_\_ on page \_\_\_\_\_ and/or as fee/file/instrument/microfilm/reception No. \_\_\_\_\_, Record of Deeds of said County.

Witness my hand and seal of County affixed.

NAME TITLE  
By \_\_\_\_\_, Deputy.

# EXHIBIT "A" LEGAL DESCRIPTION

A portion of the N 1/2 N 1/2 of Section 31, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the West one quarter corner of Section 31, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon; thence North along the West line of said Section 31 a distance of 1320 feet; thence South 89 degrees 23' 26" East a distance of 1,747.75 feet more or less to the Easterly right of way line of State Highway No. 422 and the true point of beginning; thence North 05 degrees 48' 34" West a distance of 165.05 feet; thence South 89 degrees 48' 20" East to the Westerly right of way line of State Highway No. 62; thence South 11 degrees 51' 08" East along said right of way line a distance of 167.21 feet; thence North 89 degrees 48' 20" West a distance of 1253.89 feet, more or less, to the true point of beginning.

## ALSO

Beginning at the West one quarter of Section 31, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon; thence North along the West line of said Section 31 a distance of 1320.0 feet; thence South 89 degrees 23' 26" East, a distance of 1747.75 feet more or less to the Easterly right of way line of State Highway No. 422; thence North 5 degrees 48' 34" West on the East line of said highway, a distance of 165.05 feet to the point of beginning; thence continuing on said East line, North 5 degrees 48' 34" West a distance of 165.05 feet; thence leaving said East line and running South 89 degrees 48' 20" East to the Westerly right of way line of State Highway No. 62; thence South 11 degrees 51' 08" East, along said right of way line a distance of 167.21 feet; thence North 89 degrees 48' 20" West to the point of beginning.

EXCEPT that portion, if any, lying within the boundaries of the cemetery, conveyed to Lobert Cemetery Association, Inc. by deed from the United States of America recorded October 10, 1960 in Book 324, page 479, Deed Records of Klamath County, Oregon.

## EXCEPTING THEREFROM:

A TRACT of land situated in the S1/2 S1/2 NE1/4 NW1/4 of Section 31, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the West 1/4 corner of said Section 31, thence North 1320.0 feet; thence South 89 degrees 23' 26" East 1747.43 feet more or less to the Easterly right of way line of the Modoc Point Highway (State Highway 422) and being the true point of beginning of this description; thence North 05 degrees 48' 43" West 299.91 feet to a point 30.00 feet Southerly of the North line of the S1/2 NE1/4 NW1/4 of said Section 31, when measured at right angles to said line; thence South 89 degrees 19' 18" East, Parallel to said North line, 592.71 feet; thence South 05 degrees 48' 43" East 299.20 feet to a point on the South line of said NE1/4 NW1/4; thence North 89 degrees 23' 26" West 592.63 feet to the point of beginning, containing 4.05 acres.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co the 2nd day  
of June A.D., 19 93 at 9:37 o'clock A.M., and duly recorded in Vol. M93  
of Deeds on Page 12526  
By Evelyn Biehn County Clerk  
[Signature]

FEE \$35.00