

62700

WARRANTY DEED

MTC 29986-KR

KNOW ALL MEN BY THESE PRESENTS, That DAVID W. SEUTTER, TRUSTEE OF THE DAVID W. SEUTTER TRUST; MARJORIE J. SEUTTER, TRUSTEE OF THE MARJORIE J. SEUTTER TRUST; AND JOHN R. CAMERON hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by TRUSTEES OF THE DENNIS LOVING TRUST dated October 14, 1991, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION WHICH IS MADE A PART HEREOF BY THIS REFERENCE.

"This Deed is being given by Grantors directly to Grantee pursuant to the terms of: (a) the Real Property Exchange Agreement between Grantee and Cascade Exchange Services, Inc. dated May 14, 1993, and (b) the Assignment and Assumption between Grantor, Grantee and Cascade Exchange Services, Inc. dated June 4, 1993, as an integrated part of the exchange transaction contemplated by those agreements."

MOUNTAIN TITLE COMPANY

"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."

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 and the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as of the date of this deed

and that grantor will warrant and forever defend the said 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 \$1031 Tax Deferred Exchange for Grantees. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted. See ORS 93.030.)

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

In Witness Whereof, the grantor has executed this instrument this 4th day of June, 19 93; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

STATE OF OREGON,
County of Klamath ss.
June 4, 19 93

Personally appeared the above named JOHN R. CAMERON

and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me: Kristi L. Redd
Notary Public for Oregon
My commission expires: 11/16/95



John R. Cameron
JOHN R. CAMERON
THE DAVID W. SEUTTER TRUST

by: David W. Seutter, Trustee
DAVID W. SEUTTER, TRUSTEE
THE MARJORIE J. SEUTTER TRUST

by: Marjorie J. Seutter, Trustee
MARJORIE J. SEUTTER, TRUSTEE

STATE OF OREGON, County of Klamath) ss.
The foregoing instrument was acknowledged before me this June, 19 93, by DAVID W. SEUTTER, Trustee of THE DAVID W. SEUTTER TRUST and MARJORIE J. SEUTTER, Trustee of THE MARJORIE J. SEUTTER TRUST to be their voluntary act and deed.
Notary Public for Oregon
My commission expires: 11/16/95 (SEAL)

JOHN R. CAMERON et al
3561 Seutter Place
Klamath Falls, OR 97603
GRANTOR'S NAME AND ADDRESS
THE DENNIS LOVING TRUST
5300 S. Etna
Klamath Falls, OR 97603
GRANTEE'S NAME AND ADDRESS
After recording return to:
THE DENNIS LOVING TRUST
5300 S. Etna
Klamath Falls, OR 97603
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address:
THE DENNIS LOVING TRUST
5300 S. Etna
Klamath Falls, OR 97603
NAME, ADDRESS, ZIP

STATE OF OREGON,
County of _____ ss.
I certify that the within instrument was received for record on the _____ day of _____, 19 _____, at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file/reel number _____.
Record of Deeds of said county.
Witness my hand and seal of County affixed.
By _____ Recording Officer
Deputy

MTC Number: 29986-KR

LEGAL DESCRIPTION

A tract of land situated in the SE1/4 NW1/4 and the SW1/4 NE1/4, Section 14, Township 39 South, Range 9, East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an angle point on the Northerly and Westerly right of way line of the U.S.B.R. 1-C-7 Drain, from which the CN 1/16 corner of said Section 14 bears North 17 degrees 45' 53" West 1243.70 feet; thence North 10 degrees 46' 25" East along said Westerly right of way line, 617.45 feet; thence West 153.87 feet; thence South 78 degrees 54' 15" West 212.88 feet; thence South 01 degrees 44' 41" East 79.57 feet; thence South 88 degrees 15' 19" West 60.00 feet; thence South 01 degrees 44' 41" East 8.30 feet; thence South 88 degrees 15' 19" West 390.00 feet; thence South 01 degrees 44' 41" East 315.00 feet; thence North 88 degrees 15' 19" East 20.00 feet; thence South 01 degrees 44' 41" East 170.00 feet to a point on the Northerly right of way line of said Drain; thence North 88 degrees 15' 19" East 660.01 feet to the point of beginning, containing 9.00 acres with bearings based on Tract 1035, GATEWOOD, a duly recorded subdivision.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 8th day
of June A.D., 19 93 at 3:01 o'clock P. M., and duly recorded in Vol. M93,
of Deeds on Page 13256.

Evelyn Biehn, County Clerk

By Barbara Mulhender

FEE \$35.00