

MTC WARRANTY DEED 29872-HF

KNOW ALL MEN BY THESE PRESENTS, That ALFRED H. SCHROEDER and CATHIE L. SCHROEDER WHO ACQUIRED TITLE AS CATHIE WINEGARD hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by THOMAS J. DUNCAN and SHELLEY D. DUNCAN, husband and wife, 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 WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 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 \$ 52,000.00

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 17 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 17, 19 93

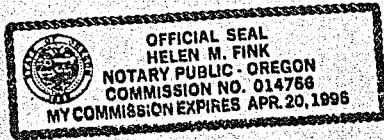
Personally appeared the above named _____

ALFRED H. SCHROEDERCATHIE L. SCHROEDER

_____ and acknowledged the foregoing instrument to be THEIR voluntary act and deed.

Before me: Helen M. Fink

Notary Public for Oregon

My commission expires: 4/20/96

STATE OF OREGON, County of _____) ss.

The foregoing instrument was acknowledged before me this _____, 19 _____, by _____

_____ president, and by _____

_____ secretary of _____

a _____ corporation, on behalf of the corporation.

Notary Public for Oregon _____

My commission expires: _____

(SEAL)

ALFRED H. SCHROEDER6263 WOCUS ROADKLAMATH FALLS, OR 97601

GRANTOR'S NAME AND ADDRESS

THOMAS J. DUNCAN4951 WOCUS ROADKLAMATH FALLS, DR. 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

THOMAS J. DUNCAN4951 WOCUS ROADKLAMATH FALLS, OR 97601

NAME, ADDRESS, ZIP

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

THOMAS J. DUNCAN4951 WOCUS ROADKLAMATH FALLS, OR 97601

NAME, ADDRESS, ZIP

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 _____ 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

14492

EXHIBIT "A"
LEGAL DESCRIPTION

The following described property situated in Klamath County, Oregon:

Beginning at a point on the Easterly right of way line of the old Dalles-California Highway which lies North 88 degrees 42' West along the section line a distance of 710.5 feet from the iron pin which marks the quarter section corner common to Sections 7 and 18, Township 38 South, Range 9, East of the Willamette Meridian, Klamath County, Oregon; thence North 6 degrees 02' East 42.3 feet to the true point of beginning of this description; thence continuing North 6 degrees 02' East a distance of 150 feet to a point; thence North 59 degrees 53' East a distance of 227.6 feet to a point; thence South 0 degrees 55' West a distance of 196.9 feet to a point; thence South 89 degrees 09' East a distance of 80 feet to a point; thence South 0 degrees 55' West 69.6 feet to a point; thence North 89 degrees 09' West a distance 289.1 feet to the point of beginning, said tract in SE1/4 SW1/4 of Section 7, Township 38 South, Range 9, East of the Willamette Meridian, Klamath County, Oregon.

LESS

A parcel of land for road purposes situated in the S1/2 of the SW1/4 of Section 7, Township 38 South, Range 9, East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the quarter corner common to Sections 7 and 18, Township 38 South, Range 9, East of the Willamette Meridian, Klamath County, Oregon; thence North 88 degrees 42' West along the Section line 710.5 feet to the East right of way line of the old Dalles-California Highway; thence North 6 degrees 02' East 182.3 feet to the true point of beginning; thence North 6 degrees 02' East 10 feet; thence North 59 degrees 53' East 227.6 feet; thence South 0 degrees 55' West 10 feet; thence South 59 degrees 53' West 227.6 feet, more or less, to the point of beginning

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co the 18th day
of June A.D. 19 93 at 2:58 o'clock P M. and duly recorded in Vol. M93
of deeds on Page 14491

FEE \$35.00

Evelyn Biehn - County Clerk

By Debra M. Mulder