



66144

08-12-93A11:37 RCVD

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WARRANTY DEED

AFTER RECORDING RETURN TO:

DONALD DEWBERRY, SR.
11514 MILLER Rd.
Whittier, CA 90604UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVEMICHAEL L. DUSAN hereinafter called GRANTOR(S), convey(s) to
DONALD DEWBERRY, SR. hereinafter called GRANTEE(S), all that
real property situated in the County of Klamath, State of
Oregon, described as:AS PER EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE 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 FEE 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
\$80,000.00.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 1st day of July 1993.Michael L. Dusan
MICHAEL L. DUSAN

STATE OF OREGON, County of Klamath)ss.

On this 1st day of July, 1993,Personally appeared the above named MICHAEL L. DUSAN and
acknowledged the foregoing instrument to be his voluntary act
and deed.Before me: Carol J. Lusan
Notary Public for Oregon
My Commission Expires: 1-15-94

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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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 12th day
of August A.D., 19 93 at 11:37 o'clock A M., and duly recorded in Vol. M93
of Deeds on Page 20104.

FEE \$40.00

Evelyn Biehn, County Clerk

By Danica M. Milledale