

MTC# 30851

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Maya Kusano

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by William D. Rhodes and Linda B. Rhodes, 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:

PLEASE SEE REVERSE SIDE OF THIS DOCUMENT

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."

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 \$**70,000.00**

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.

Witness my hand and seal of office this 20th day of August, 1993.

In Witness Whereof, the grantor has executed this instrument this 20th day of August, 1993 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.
August 20 19 93

Personally appeared the above named _____
 Maya Kusano _____

Maya Kusano

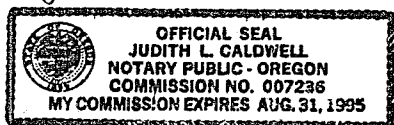
_____ and acknowledged the foregoing instrument
to be her voluntary act and deed.

Before me: Judith L. Caldwell
Notary Public for Oregon
My commission expires: 8-31-95

STATE OF OREGON, County of _____ 133.
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)



Maya Kusano
C/O KEESL

GRANTOR'S NAME AND ADDRESS

William D. Rhodes
Linda B. Rhodes
C/O KFFSL

GRANTEE'S NAME AND ADDRESS

After recording return to

KLAMATH FIRST FEDERAL S&LA
2943 SOUTH SIXTH STREET
KLAMATH FALLS OR 97603

NAME ADDRESS ZIP

1. I have no objection to the statement that the above information is confidential.

KLAMATH FIRST FEDERAL S&LA
2943 SOUTH SIXTH STREET
KLAMATH FALLS OR 97603

NAME ADDRESS CITY

STATE OF OREGON.

33

County of _____
 I certify that the within instrument was
 received for record on the _____
 day of _____ 19____
 at _____ Mo., and recorded
 in Book _____ of _____
 file reel number _____
 Record of Deeds of said county.
 Witness my hand and seal of County
 affixed.

By _____ Recording Officer
Deputy

MOUNTAIN TITLE COMPANY

~~08-20-93P03:36 RCV~~

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

LEGAL DESCRIPTION

A tract of land situated in the E1/2 E1/2 SE1/4 of Section 36, Township 39 South, Range 7 East of the Willamette Meridian, and the W1/2 W1/2 SW1/4 of Section 31, Township 39 South, Range 8, East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8" iron pin with Tru-Line Surveying plastic cap on the line common to said Sections 36 and 31 and being the Southeast corner of that tract of land described in Volume 120 page 451 of the Klamath County Deed Records, the Southwest corner of said Section 36, as marked by an iron axle, bears South 00 degrees 05' 00" West 660.00 feet; thence North 00 degrees 05' 00" East, along said section line, 207.77 feet to a 5/8" iron pin with Tru-Line Surveying plastic cap, marking the South corner of that tract of land described in Volume 338 page 204 of said deed records; thence North 32 degrees 48' 24" East 477.85 feet to the Southeasterly corner of that tract of land described in Volume M68 page 532 of said deed records, a 1" iron pipe bears South 72 degrees 04' 50" East 0.26 feet; thence North 72 degrees 04' 50" West 271.36 feet to a 1" iron pin at the Southwesterly corner of said tract of land; thence South 00 degrees 05' 00" West 3.52 feet to a 5/8" iron pin with Tru-Line Surveying plastic cap marking the South 1/16 corner common to said Sections 36 and 31; thence continuing South 00 degrees 05' 00" West 12.08 feet to a 5/8" iron pin with Tru-Line Surveying plastic cap marking the Southeasterly corner of that tract of land described in Volume 27 page 294 of said deed records; thence North 57 degrees 30' West 22.48 feet to a 5/8" iron pin with Tru-Line Surveying plastic cap; thence West 21.02 feet to a 5/8" iron pin with Tru-Line Surveying plastic cap; thence South 00 degrees 05' 00" West 689.38 feet to a 5/8" iron pin with Tru-Line Surveying plastic cap; thence East 40.00 feet to the point of beginning, with bearings based on recorded survey 1169.

AN EASEMENT AND RIGHT OF WAY for the construction, maintenance and operation of an irrigation waterline and pump over and across the Southeasterly fifteen feet (15') of the following described lands in Klamath County, Oregon, to wit:

A tract of land in Lot 1, Southwest Quarter of Section 31, Township 39 South, Range 8 East of the Willamette Meridian, described as follows:

Beginning at the intersection of the centerline of River Street and the Westerly boundary line of Brighton Avenue (Highway 66) in the town of Doten, (now Keno), Oregon, which point is marked with an iron pipe; thence North 57 degrees 08' West along the centerline of said River Street, projected, a distance of 1,194.6 feet; thence North 32 degrees 52' East 372.1 feet to the true point of beginning; thence continuing North 32 degrees 52' East 259.8 feet, more or less to the mean waterline of the Klamath River; thence North 40 degrees 24' West 179.7 feet along said mean waterline to the Easterly boundary of the tract of land described in Book 94 at page 36, Deed Records of Klamath County, Oregon; thence along the Easterly and Southerly boundaries of said parcel as follows: South 41 degrees 47' West 58.9 feet and North 50 degrees 05' West 321.1 feet to the Easterly boundary of the tract of land described in Volume 130 at page 412, Deed Records of Klamath County, Oregon; thence South 0 degrees 06' East along said boundary a distance of 434.0 feet; thence South 72 degrees 16' East 273.2 feet to the point of beginning.

TOGETHER WITH the right of ingress to and egress from said waterline and pump for the purpose aforesaid.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 20th day
of Aug. A.D., 19 93 at 3:36 o'clock P.M., and duly recorded in Vol. M93,
of Deeds on Page 21008.

FEE \$35.00

Evelyn Biehn County Clerk

By Pauline J. Milne