

WARRANTY DEED
MTC 52048-KR

KNOW ALL MEN BY THESE PRESENTS, That

JOHN S. KRONENBERGER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

CHARLES A. GUNN

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."

LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO DETERMINE ANY

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

record and those apparent upon the land, if any, as the date of this deed

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 \$ 180,000.00

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 11th day of February, 19 94 ; 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.February 11, 1994

Personally appeared the above named

JOHN S. KRONENBERGER

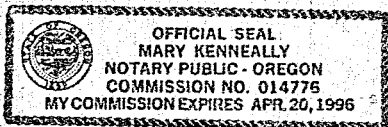
JOHN S. KRONENBERGER

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

Before me:

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)

JOHN S. KRONENBERGER

HC 63 BOX 573

CHILOQUIN, OR 97624

GRANTOR'S NAME AND ADDRESS

CHARLES A. GUNN

P.O. BOX 177

BEATTY, OR 97621

GRANTEE'S NAME AND ADDRESS

After recording return to

CHARLES A. GUNN

P.O. BOX 177

BEATTY, OR 97621

NAME, ADDRESS, ZIP

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

CHARLES A. GUNN

P.O. BOX 177

BEATTY, OR 97621

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

MOUNTAIN TITLE COMPANY

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EXHIBIT "A" **LEGAL DESCRIPTION**

A parcel of land situated in Section 3, Township 37 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Commencing at a 2 inch iron pipe with Brass Cap marking the Southeast corner of the SW 1/4 of said Section 3; thence North 89 degrees 43' 28" West along the South line of said Section 3, 105.00 feet; thence leaving said section line North 08 degrees 17' 00" East, 465.00 feet; thence North 57 degrees 21' 00" East, 2402.00 feet to the point of beginning for this description; thence North 84 degrees 32' 42" West 533.34 feet; thence North 75 degrees 18' 34" West 537.69 feet; thence North 60 degrees 59' 31" West 679.57 feet to the Southeasterly right of way line of the Old Bonanza Bly County Road (Reno Springs Road); thence North 36 degrees 51' 13" East along said right of way line, 286.02 feet to the beginning of a curve to the left; thence along the arc of a 340.00 feet radius curve to left (delta = 24 degrees 06' 46"; long chord = 24 degrees 47' 50" East, 142.03) 143.09 feet to the end of curve; thence leaving said right of way line North 79 degrees 06' 02" East along an old cross fence as described in Deed Volume M70, page 1767, Klamath County Deed Records, 1252.03 feet; thence South along Westerly boundary of that certain property described in Deed Volume 134 at page 419, Klamath County Deed Records, 312.00 feet; thence South 13 degrees 01' 13" East, 820.23 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co the 22nd day
of Feb A.D., 19 94 at 2:21 o'clock P M., and duly recorded in Vol. M94
of Deeds on Page 5811

FEE \$35.00

Evelyn Biehn, County Clerk
By *Orville Mullendore*