



K-46196

STATUTORY WARRANTY DEED

LYNN D. WINSTEAD and CAROL WINSTEAD, husband and wife

conveys and warrants to JAMES BAINBRIDGE and MILDRED BAINBRIDGE, husband and wife

the following described real property free of liens and encumbrances, except as specifically set forth herein:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

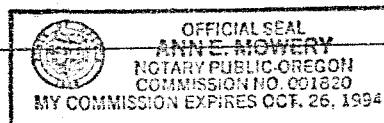
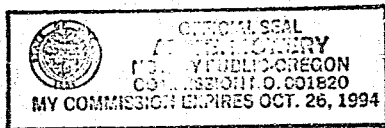
AKA TAX MAP # 2310-16D-600

This property is free of liens and encumbrances, EXCEPT: SEE EXHIBIT "A" ATTACHED HERETO AND
MADE A PART HEREOFTHIS 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.

The true consideration for this conveyance is \$ 12,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 23 day of FEB. 19 94.

LYNN D. WINSTEAD

CAROL WINSTEAD
STATE OF OREGON } ss.
County of DeschutesBE IT REMEMBERED, That on this 23rd day of February, 19 94, before me, the
undersigned, a Notary Public in and for said County and State, personally appeared the within named
LYNN D. WINSTEAD AND CAROL WINSTEADknown to me to be the identical individual s described in and who executed the within instrument and acknowledged to
me that THEY executed the same freely and voluntarily.IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above
written.

Notary Public for Oregon.
My Commission expires 10/26/94
Title Order No. 132959 DG (K-46196)
Escrow No. 9420043After recording return to:
First American Title Company
P. O. Box 1195
Redmond, OR 97756

Name, Address, Zip

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

JAMES BAINBRIDGE

P.O. BOX 717

STAYTON, OR 97383

Name, Address, Zip

THIS SPACE RESERVED FOR RECORDER'S USE

EXHIBIT "A"

A parcel of land in the Northeast part of the N½S½NW½SE¼ of Section 16, Township 23 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, and more particularly described as follows:

Beginning at a point, being a #5 X 48" steel rod set along the west line of Kurtz Road 30 feet from the centerline thereof, from which the SE/16 corner of said Section 16 bears S. 02°53'27" E. 487.98 feet; thence S. 88°47'02" W. 504.53 feet to a point, being a #5 X 48" steel rod; thence N. 00°28'33" E. 161.26 feet to a point, being a #5 X 48" steel rod; thence N. 88°38'09" E. 504.51 feet to a point along said West line of Kurtz Road and 30 feet from the centerline thereof, being a 2" X 60" steel pipe; thence S. 00°27'19" W. 162.57 feet to the point of beginning.

SUBJECT TO:

1. Easement, including the terms and provisions thereof, as disclosed by Deed from George E. Howard to C. W. Reeve and Leona M. Reeve, dated June 8, 1964, recorded June 9, 1964, in Volume 353 page 395, Deed records of Klamath County, Oregon, as follows: "...and the Easterly 30 feet of the West half of the East half in Section 16, Twp. 23 S., R. 10 E.W.M. for the purpose of ingress and egress for use in common with others, over, upon and across."

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co the 25th day
of Feb A.D., 19 94 at 1:58 o'clock P M., and duly recorded in Vol. 494
of Deeds on Page 6212

Evelyn Biehn County Clerk

By *Quilina M. Williams*

FEE \$35.00