

WARRANTY DEED

ASPEN TITLE ESCROW NO. 01042202

AFTER RECORDING RETURN TO: and Mrs. Donald L. Moore 18020 HILL ROAD KLAMATH FALLS, OR. 57603

UNTIL A CHANGE IS RELUESTED ALL TAX STATEMENTS TO THE FOLLOWING ADDRESS: SAME AS ABOVE

MICHAEL S. SULLIVAN, hereinafter called GRANTOR(S), convey(s) to DONALD L. MOORE and LINDA S. MOORE, husband and wife, hereinafter called GFANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE 1. PART HEREOF AS THOUGH FULLY SET FORTH HEREIN . . .

"THIS INSTRUMENT WILL NOT ALLIW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN V OLATION (F APPLICABLE LAND USE LAWS AND BEFORE SIGNING (R ACCEPTING THIS INSTRUMENT, THE REGULATIONS. PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLINNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.390.

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 apparent upon 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 \$155,000.00.

In construing this died and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument this 20th day of lict ber, 1994.

michael & Sullivan

MICHAEL S. SULLIVIN

STATE OF OREGON

)ss.

County of Klamath

The foregoing instrument was acknowledged before me this 20th day of October, 1994, by MICHIEL S. SULLIVAN.

Before me: Wandan A A Notary Public for Oregon
My Commission

My Commission Expires:

OFFICIAL SEAL MARLENE T. ADDINGTON
ROTARY PUBLIC - OREGON
COMMISSION NO. 022238
MYCOMMISSION EXPIRES MAR 22, 1397

PARCEL 1:

A parcel of land situated in the SE 1/4 SE 1/4, in Lot 5 and in Lot 6, all being in Section 27, Township 40 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and being more part: cularly described as follows:

Beginning at a point where the South line of said Section 27 intersects the Westerly right of way line of the Burlington Northern Railroad, from which the Southeast corner of said Section 27 bears South 89 degrees 38' 24" East, 1097.43 feet; thence North 28 degrees 45' 24" West along said right of way line, 1029.75 feet; thence South 61 degrees 14' 36" West, 50.00 feet; thence North 28 degrees 45' 24" West, 655.60 feet; thence along the arc of a 5629.65 foot radius curve to the left (delta equals 01 degrees 10' 05"), 114.77 feet to the South line of a drainage easement; thence South 57 degrees 42' West along the South line of said drainage easement, 275.64 feet, more or less, to a point on the mean high water line of the left bank of Lost River; thence Southeast alon; said mean high water line to a point on the South line of said Section 27; thence South 89 degrees 38' 24" East, along said South line, 751.73 feet, more or less, to the point of beginning.

PARCEL 2:

All that portion of Lot 8 of Section 34, Township 40 South, Range 10 East of the Willamette Meridian, lying East of Lost River and West of the Great Northern Railroad right of way, in the County of Klamath, State of Oregon.

CODE 18 MAP 4010-2700 TL 600 CODE 18 MAP 4010-3400 TL 200

STATE OF OREGON: COUNTY OF	LAMATH: s.	
Filed for record at request of	Aspen Title Co	the 20th day
of A.D. 19	94 at3:42o'clockp_M., a	nd duly recorded in Vol. <u>M94</u>
FEE \$35.00	Evelyn Biehn	County Clerk