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01 09-95P03 6 RCVD

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JAMES R. WARD and ELIZABETH WARD

conveys and warrants to  
MAURICE JAY ANDERSON

, Grantor,

the following described real property situated in  
free of encumbrances except as specifically set forth herein, to-wit:

KLAMATH

County

OR

, Grantee,

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

This conveyance is subject to and accepts RIGHTS OF THE PUBLIC IN STREETS, ROADS AND HIGHWAYS,  
COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS  
OF RECORD.

The true consideration for this conveyance is \$

50,000.00

"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 TO DETERMINE ANY LIMITS ON LAWS/SUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930."

Dated:

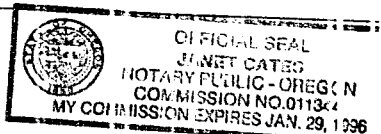
12/30/94

James R. Ward  
JAMES R. WARDElizabeth A. Ward  
ELIZABETH WARDSTATE OF OregonCounty of Lane

) ss.

This instrument was acknowledged before me on January 5, 1995  
James R. Ward and Elizabeth Ward

by



My commission expires:

Notary Public for Oregon

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

P.O. Box 79 Crescent Lake, OR 97425  
After recording return to: Western Pioneer Title Co., P.O. Box 10146, Eugene, Oregon 97440

## EXHIBIT "A"

## DESCRIPTION

The following described real property situate in Klamath County, Oregon:

A parcel of land located in Government Lot 13 in the NW $\frac{1}{4}$  of Section 6, Township 24 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Section line common to Sections 1 and 6, said point bears South 00°05'12" West 471.25 feet from the Northwest corner of said Section 6; thence North 82°44'10" East, 282.53 feet to the Westerly right of way line of a power transmission line and 15.00 feet from the centerline thereof; thence along said powerline right of way North 15°19'12" West 132.95 feet; thence South 88°54'02" East, 552.08 feet; thence South 00°14'30" West, 321.91 feet; thence North 89°27'18" West, 796.04 feet to the West line of Section 6; thence along said Westerly line of Section 6, North 00°05'12" East, 160.98 feet to the point of beginning.

TOGETHER WITH a none-exclusive easement for ingress and egress as set forth and described in instrument recorded May 27, 1981, in Volume M81 page 9351, Deed records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co the 9th day  
of Jan A.D., 19 81 at 3:16 o'clock P.M. and duly recorded in Vol. M95  
of Deeds on Page 588  
Bernetha G. Letsch County Clerk  
By Dorene Mullins

FEE \$35.00