

MTC 35050

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That RONALD EDWARD DODSON and BARBE ANN DODSON, as tenants by the entirety

in consideration of THIRTEEN THOUSAND FIVE HUNDRED, Grantor _____ Dollars, to DEBORAH A. LINTHICUM paid by the Grantee _____ herein, do _____ hereby grant, bargain, sell and convey unto _____

Grantee _____ the following described real property, situate in the County of KLAMATH and State of Oregon, to wit:

The South Half of the Southeast Quarter of the Northeast Quarter of the Northeast Quarter, Section 12, Township 23 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

To Have and to Hold the granted premises unto the said Grantee _____, her _____ Heirs and Assigns forever. And the Grantor _____ do _____ covenant that they lawfully seized in fee simple of the above granted premises free from all encumbrances, SEE ATTACHED

and that they will and their heirs, executors and administrators, shall warrant and forever defend the granted premises, against the lawful claims and demands of all persons, except as above stated.

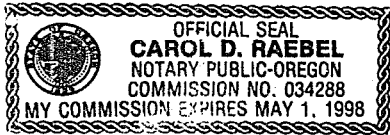
Witness _____ hand _____ and seal _____ this 4th day of April, 1995

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 LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930

Ronald Edward Dodson (SEAL)
RONALD EDWARD DODSON
Barbe Ann Dodson (SEAL)
BARBE ANN DODSON (SEAL)

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon SS. Apr. 4 19 95
COUNTY OF Deschutes
Personally appeared the above named Ronald Edward Dodson & Barbe Ann Dodson and acknowledged the foregoing instrument to be a a voluntary act.



Before me: Carol Raebel
Notary Public for Deschutes County
My commission expires 5-1-95

ESCROW NO. SR-14213KM
UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS:
DEBORAH A. LINTHICUM
2513 WOODSIDE LANE #4
COLORADO SPRINGS, CO
Return to:
DEBORAH A. LINTHICUM
2513 WOODSIDE LANE #4
COLORADO SPRINGS, CO

STATE OF OREGON
County of _____ } ss.
I certify that the within instrument was received for record on _____ at _____ o'clock _____, and was recorded in Book _____ Page _____ Record of Deeds of said county.
Recorder of Conveyances

1. The rights of the public in and to that portion of the premises herein described lying within the limits of roads and highways.

2. Reservations contained in Deed from Brooks Resources Corporation, dated September 19, 1978 and recorded September 29, 1978 in Volum M78, page 21743, Microfilm Records of Klamath County, Oregon, as follows:

(1) A 30 foot easement along the West Line and a 30.00 foot easement along the South line of the above described tract of land for the construction and operation of a road.

(2) The right to use the "Limited River Recreation Area" created by Brooks Resources Corporation in Wagon Trail Ranch subject to the rules and regulations provided for Declarations, Restrictions, Protective Covenants and Conditions for Wagon Trail Ranch.

The effect of a quitclaim deed dated July 13, 1989 and recorded July 24, 1989 in Volume M89, page 13474, Microfilm Records of Klamath County, Oregon, from Brooks Resources Corporation to the owners of records of NE 1/4 of Section 12, Township 23 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, to convey grantors interest in easements.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 19th day
of April A.D., 19 95 at 3:54 o'clock P M., and duly recorded in Vol. M95
of Deeds on Page 9922

FEE \$35.00

By Bernetha G. Letsch County Clerk
Synette