

MTC 35647KR

RETURN TO: Charles D. Bury & Lynn E. Bury 11440 Tingley Lane Klamath Falls, OR 97603	TAX STATEMENT TO: Charles D. Bury 11440 Tingley Lane Klamath Falls, OR 97603	CLERKS' STAMP:
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## -WARRANTY DEED-

WESGO COMPANY, a partnership, Grantor, conveys and warrants to Charles D. Bury/Grantee, the  
and  
Lynn E. Bury, husband & wife  
following described real property situate in Klamath County, Oregon, free of encumbrances except as  
specifically set forth herein:

A tract of land situated in the SE¼ of Section 16, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the West right of way line of Washburn Way, from which the Southeast corner of said Section 16 bears South 89°48'51" East 30.00 feet and South 00°11'09" West 752.06 feet; thence North 89°48'51" West 190.00 feet; thence South 79°58'39" West 305.74 feet, to the Northwesterly right of way line of the Southern Pacific Railroad; thence North 33°30'54" West, along said right of way line, 1672.84 feet to the Southwesterly right of way line of the South Side Express Way; thence along said Southwesterly right of way 1753 feet, more or less, to the West right of way line of Washburn Way; thence South 00°11'09" West 452.77 feet to the point of beginning, containing 9.80 acres, EXCEPTING THEREFROM the area lying within the USBR 1-G Drain.

SUBJECT TO AND RESERVING to the Grantor an easement for roadway and utility purposes 60.00 feet in width along the most southerly portion of the above described property, more particularly described as, Beginning at the Southeast corner of said Section 16; thence North 00°11'09" East 742.06 feet, along the section line; thence North 89°48'51" West 30.00 feet, to a point on the West right of way line of Washburn Way; thence North 00°11'09" East 10.00 feet along the West right of way line of Washburn Way to the true point of beginning of this easement; thence North 89°48'51" West 190.00 feet; thence South 79°58'39" West 305.74 feet to the Northeasterly boundary of the Southern Pacific Railroad right of way; thence North 33°30'54" West 65.42 feet, along said Railroad right of way; thence North 79°58'39" East 337.18 feet; thence South 89°48'51" East 195.36 feet to the West right of way line of Washburn Way; thence South along the West right of way line of Washburn Way 60.00 to the true point of beginning of this easement FOR THE USE AND BENEFIT OF Grantor's remaining property described as that portion of the SE¼ of Section 16, lying Westerly of the Westerly right of way line of the Southern Pacific Railroad.

## SUBJECT TO AND EXCEPTING:

- (1) Reservations, restrictions, easements and rights of way of record and those apparent upon the land;
- (2) Rules, regulations and statutory powers, including the power of assessment of Klamath Irrigation District;
- (3) The premises are specially assessed a Farm Use Land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied and a penalty may be levied if notice of disqualification is not timely given.
- (4) Limited access provisions contained in Deed to the State of Oregon, by and through its State Highway Commission, recorded on August 27, 1982 in Volume M82, page 12854, Microfilm Records of Klamath County, Oregon; which provided that no right of easement or right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property;

The true and actual consideration for this transfer is \$135,500.00.

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.

Dated this 16 day of June, 1995.

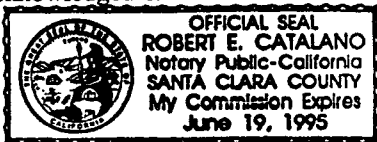
WESGO COMPANY, a partnership

By: Benjamin J. Menold  
Benjamin J. Menold

By: Melvin L. Stewart  
Melvin L. Stewart

STATE OF CALIFORNIA )  
 ) ss. 16 June 1995  
County of SANTA CLARA )

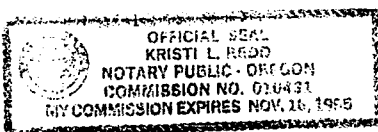
Personally appeared Benjamin J. Menold who, being duly sworn, stated he is a partner of Wesgo Company, a partnership, and that said instrument was signed on behalf of said partnership; and he acknowledged said instrument to be its voluntary act and deed. Before me:



Robert E. Catalano  
Notary Public for California  
My Commission expires: 6-19-95

STATE OF OREGON )  
 ) ss. 26th June 1995  
County of Klamath )

Personally appeared Melvin L. Stewart who, being duly sworn, stated he is a partner of Wesgo Company, a partnership, and that said instrument was signed on behalf of said partnership; and he acknowledged said instrument to be its voluntary act and deed. Before me:



Kristi L. Redd  
Notary Public for Oregon  
My Commission expires: 11/16/95

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 30th day  
of June A.D., 19 95 at 3:44 o'clock P M., and duly recorded in Vol. M95,  
of Deeds on Page 17207.

FEE \$35.00

Bernetha G. Letsch County Clerk

By Annette Mueller