

K-48209  
STATUTORY WARRANTY DEED  
(Individual or Corporation)

ESTHER C. GREWELL

conveys and warrants to ED SHUEY, JR. AND CHRISTINE A. SHUEY, HUSBAND AND WIFE, Grantor.  
the following described real property in the County of KLAMATH and State of Oregon, Grantee.

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF

TOGETHER WITH ALL THOSE RIGHTS GRANTED TO C.C. GREWELL IN THAT WELL AGREEMENT DATED MAY 22, 1984 AND RECORDED JUNE 11, 1984, IN VOLUME M84 PAGE 9738, DEED RECORDS OF KLAMATH COUNTY, OREGON.

This property is free of liens and encumbrances, EXCEPT:

SUBJECT TO RESERVATIONS AND RESTRICTIONS OF RECORD, RIGHTS OF WAY, AND EASEMENTS OF RECORD AND THOSE APPARENT UPON THE LAND, CONTRACTS AND/OR LIENS FOR IRRIGATION AND/OR DRAINAGE.

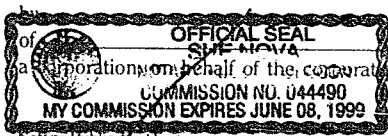
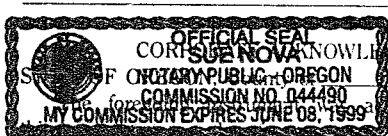
The true consideration for this conveyance is \$ 55,000.00 (Here comply with the requirements of ORS 93.030\*).

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.

DATED this 27th day of July 19 95. If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

Esther C. Grewell  
ESTHER C. GREWELL

STATE OF OREGON, County of KLAMATH )ss.  
The foregoing instrument was acknowledged before me  
this 27th day of July 19 95  
by ESTHER C. GREWELL



Sue Nova  
Notary Public for Oregon  
My commission expires: June 8, 1999

After recording return to:  
Ed and Christine Shuey  
P.O. Box A  
Chemult, Or 97731  
NAME, ADDRESS, ZIP

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

THIS SPACE RESERVED FOR RECORDER'S USE

Order No. K-48197

EXHIBIT "A"  
DESCRIPTION OF PROPERTY

## PARCEL 1:

A parcel of land located in the SW $\frac{1}{4}$  of Section 21, Township 27 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of Lot 3, Block 7, Chemult, Oregon; thence South 70°40' West along the Northerly line of Lot 3 extended and the Southwesterly line of the tract conveyed to Jane A. Priest by Deed recorded November 20, 1957, in Volume 295, page 549, Deed records of Klamath County, Oregon, 150 feet to the point of beginning; thence southeasterly parallel with the Westerly line of Lots 3 and 2, Block 7, Chemult, Oregon, 30 feet; thence South 70°40' West parallel to the Northerly line of Lot 3 extended 30 feet; thence Northwesterly parallel with the Westerly line of said Lots 3 and 2, Block 7, Chemult, Oregon 30 feet; thence Northeasterly along the Northerly line of said Lot 3 extended 30 feet to the point of beginning.

## PARCEL 2: AN UNDIVIDED 1/2 INTEREST IN AND TO THE FOLLOWING:

A tract of land in the SW $\frac{1}{4}$  of Section 21, Township 27 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the Northwest corner of Lot 3, Block 7, Chemult, Oregon; thence South 70°40' West along the Northerly line of Lot 3 extended and the Southwesterly line of tract conveyed to Jane A. Priest by deed recorded November 20, 1957, in Volume 295 page 549, Deed records of Klamath County, Oregon, 150 feet; thence Southeasterly parallel with the Westerly line of said Lots 3 and 2, Block 7, Chemult, 100 feet; thence Northeasterly on a Westerly projection of the South line of Lot 2, Block 7, Chemult, Oregon, 150 feet; thence Northwesterly along the Westerly line of Lots 2 and 3, Block 7, Chemult, Oregon, to the point of beginning.

## PARCEL 3: AN UNDIVIDED 1/2 INTEREST IN AND TO THE FOLLOWING:

Beginning at the Southwest corner of Lot 1, Block 6, Chemult, situate in the NW $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 21, Township 27 South, Range 8 East of the Willamette Meridian, and running thence South 19°20' East a distance of 80 feet to the Northwest corner of Lot 4, Block 7; thence South 70°40' West a distance of 150 feet; thence South 19°20' East a distance of 150 feet; thence South 70°40' West to an intersection with the West line of Section 21; thence North following the Westerly line of Section 21 to a point which marks the intersection of the South line of Lot 1 of Block 6 extended to an intersection with the Westerly line of Section 21; thence North 70°40' East a distance of 400 feet, more or less, to the point of beginning, said tract being a portion of the NW $\frac{1}{4}$ SW $\frac{1}{4}$  and the SW $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 21, Township 27 South, Range 8 E.W.M., Klamath County, Oregon.

LESS that portion of said tract conveyed to Jane A. Priest by Deed recorded November 20, 1957 in Volume 295, page 549, Deed records of Klamath County, Oregon.

continued.....

Order No. K-48197

PARCEL 3 continued.....

ALSO LESS: Beginning at the Northwest corner of Lot 3 in Block 7, Chemult; thence South 70°40' West along the Northerly line of Lot 3 extended and Southwesterly line of the Tract conveyed to Jane A. Priest by deed recorded November 20, 1957 in Volume 295, page 549, Deed records of Klamath County, Oregon, 150 feet to the point of beginning; thence Southeasterly parallel with the Westerly line of Lots 3 and 2, Block 7, Chemult, 30 feet; thence South 70°40' West parallel to the Northerly line of Lot 3 extended 30 feet; thence Northwesterly parallel with the Westerly line of said Lots 3 and 2, Block 7, Chemult, 30 feet; thence Northeasterly along the Northerly line of said Lot 3 extended 30 feet to the point of beginning.

ALSO LESS: Beginning at the Southwest corner of Lot 1, Block 6 of Chemult, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, and running thence South 19°20' East a distance of 80 feet to the Northwest corner of Lot 4, Block 7, Chemult; thence South 70°40' West a distance of 200 feet; thence South 19°20' East parallel to the Westerly line of Lot 3, Block 7, Chemult, a distance of 50 feet; thence South 70°40' West along the extended Northerly line of Lot 3, Block 7, Chemult, to an intersection with the West line of Section 21; thence North following the Westerly line of Section 21 to a point which marks the intersection of the South line of Lot 1, Block 6, Chemult, extended to an intersection with the Westerly line of Section 21; thence North 70°40' East a distance of 400 feet, more or less, to the point of beginning.

PARCEL 4:

A portion of the W $\frac{1}{2}$ SW $\frac{1}{4}$  of Section 21, Township 27 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the Southwest corner of Lot 1, Block 7, Chemult, Oregon; thence South 19°20' East 102.6 feet, more or less, to the Southwest corner of that certain parcel of land conveyed to Frank A. Hash et ux., by deed dated November 14, 1944, recorded September 26, 1945 in Book 180, page 347, Deed records of Klamath County, Oregon; thence South 70°40' West, 535 feet, more or less, to the West line of the Southwest Quarter of the Southwest Quarter of said Section 21; thence North along said West line of Section 21, to the most Southerly corner of that certain parcel of land conveyed to George T. Epperson et ux, by deed dated November 18, 1954, recorded February 28, 1956 in Book 281, page 233, Deed records of Klamath County, Oregon; thence Northeasterly along the South line of said Epperson property to the Northwest corner of Lot 1, Block 7, Chemult, Oregon; thence South 19°20' West along the Westerly line of said Lot 1, 32.3 feet, more or less, to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 1st day  
of Aug A.D., 19 95 at 3:32 o'clock P M., and duly recorded in Vol. M95,  
of Deeds on Page 20110  
By Bernetha G. Leach County Clerk

FEE

\$40.00