

73102

MTCC3637ADS

CHARLES A. GUNN,

Grantor(s) hereby grant, bargain, sell and convey to

ROBERT M. MELSNESS and ROWENA M. MELSNESS, as tenants by the entirety,

Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

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

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:

and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

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.

The true and actual consideration for this conveyance is \$ 9,381.75.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: PO BOX 13, BLY, OR 97622

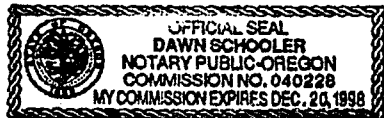
Dated this 03 day of Oct., 1995

CHARLES A. GUNN

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon ss. October 3 19 95  
COUNTY OF Klamath

Personally appeared the above named Charles A. Gunn  
and acknowledged the foregoing instrument to be his voluntary act.



Before me:

Notary Public for Oregon

My commission expires 12/20/98

(seal)

Return to:

ROBERT M. MELSNESS  
PO BOX 13  
BLY, OR 97622

EXHIBIT "A"  
LEGAL DESCRIPTION

A parcel of land situated in Section 3, Township 37 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Commencing at a 2 inch iron pipe with Brass Cap marking the Southeast corner of the SW 1/4 of said Section 3; thence North 89 degrees 43' 28" West along the South line of said Section 3, 105.00 feet; thence leaving said section line North 08 degrees 17' 00" East, 465.00 feet; thence North 57 degrees 21' 00" East, 2402.00 feet to the point of beginning for this description; thence North 84 degrees 32' 42" West 533.34 feet; thence North 75 degrees 18' 34" West 537.69 feet; thence North 60 degrees 59' 31" West 679.57 feet to the Southeasterly right of way line of the Old Bonanza Bly County Road (Reno Springs Road); thence North 36 degrees 51' 13" East along said right of way line, 286.02 feet to the beginning of a curve to the left; thence along the arc of a 340.00 feet radius curve to left (delta = 24 degrees 06' 46"; long chord = 24 degrees 47' 50" East, 142.03) 143.09 feet to the end of curve; thence leaving said right of way line North 79 degrees 06' 02" East along an old cross fence as described in Deed Volume M70, page 1767, Klamath County Deed Records, 1252.03 feet; thence South along Westerly boundary of that certain property described in Deed Volume 134 at page 419, Klamath County Deed Records, 312.00 feet; thence South 13 degrees 01' 13" East, 820.23 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 4th day  
of October A.D., 19 95 at 9:42 o'clock A M., and duly recorded in Vol. M95,  
of Deeds on Page 26780.

FEE \$35.00

By Bernetha G. Letsch, County Clerk  
Annette Mueller