

10150

MTC 36762MS

WARRANTY DEED

Vol. 1795 Page 33283

MARY H. TURNER,

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

LINDA L. DICKENSON,

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 \$ 41,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: P.O. BOX 48, CHILOQUIN, OR 97624

Dated this 5th day of December, 19 95

Mary H. Turner
MARY H. TURNER

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon

ss. December 5 19 95

COUNTY OF Klamath

Personally appeared the above named Mary H. Turner

and acknowledged the foregoing instrument to be her voluntary act.



Before me:

Marjorie A. Stuart

Notary Public for Oregon

My commission expires 12-20-98

(seal)

Return to:

LINDA L. DICKENSON

P.O. BOX 48

CHILOQUIN, OR 97624

EXHIBIT "A"
LEGAL DESCRIPTION

All that portion of Lot 6, Section 34, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point bearing North 59 degrees 30' West 116.3 feet from the intersection of the Westerly line of Lalakes Avenue with the Northerly line of Sconchin Street, in the Townsite of West Chiloquin, Oregon; thence North 42 degrees 30' West at right angles to the county road 200 feet, more or less, to the county road; thence South 47 degrees 21' West along said road 53 feet; thence Southeasterly at right angles 200 feet, more or less, thence Northeasterly at right angles 53 feet to the point of beginning.

ALSO, beginning at the intersection of the Southwesterly line of Chocktoot Street and the Northwesterly line of Lalakes Avenue as shown by the plat of West Chiloquin, Oregon; thence Southwesterly along the Northwest line of Lalakes Avenue a distance of 400 feet; thence Northwest at right angles to said Lalakes Avenue 116.3 feet to the true point of beginning, being the most Southerly corner of the property described, thence North 42 degrees 39' West 200 feet, more or less, to a point; thence Northeast at right angles to the last described line 25 feet, thence Southeasterly at right angles to the last described line to a point North 30 degrees 30' East from the true point of beginning, thence south 30 degrees 30' West 26.15 feet to the true point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title the 5th day
of Dec A.D., 19 95 at 3:43 o'clock P. M., and duly recorded in Vol. M95,
of Deeds on Page 33283.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Annette Mueller