

12737

WARRANTY DEED

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UTC 3720 MS

DONALD DEWBERRY, SR.,

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

DONALD DEWBERRY, SR. and WILMA J. DEWBERRY, husband and wife,

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 \$.0

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 13232 HWY 39, KLAMATH FALLS, OR 97603

Dated this 29th day of January, 1996.

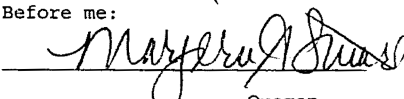
DONALD DEWBERRY, SR.

NOTARY ACKNOWLEDGEMENT

STATE OF Oregonss. January 29 1996COUNTY OF KlamathPersonally appeared the above named Donald Dewberry, Sr.and acknowledged the foregoing instrument to be his voluntary act.

(seal)

Before me:


Notary Public for Oregon
My commission expires 12-20-98

Return to:

DONALD DEWBERRY, SR.

13232 HWY 39

KLAMATH FALLS, OR 97603

EXHIBIT "A"
LEGAL DESCRIPTION

1. 2775

PARCEL 1:

A parcel of land situated in the NE1/4 of Section 12, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the East line of said Section 12, said point being North 00 degrees 12' 30" West a distance of 180.00 feet from the 5/8" x 30" iron pin marking the East quarter corner of said Section 12; thence North 00 degrees 12' 30" West along the East line of said Section 12 a distance of 400.00 feet; thence South 89 degrees 47' 30" West at right angles to the East line of said Section 12 a distance of 33.36 feet to a 5/8" x 30" iron pin with cap; thence continuing South 89 degrees 47' 30" West a distance of 426.12 feet to a 5/8" x 30" iron pin with cap on the Northeasterly right of way line of the Southern Pacific Railroad; thence South 33 degrees 29' 00" East along said right of way line a distance of 478.07 feet to a 5/8" x 30" iron pin with cap; thence North 89 degrees 53' 00" East at right angles to State Highway No. 39 (the highway is not parallel with the section line) a distance of 163.18 feet to a 5/8" x 30" iron pin with cap; thence continuing North 89 degrees 53' 00" East a distance of 34.00 feet to the point of beginning.

LESS AND EXCEPT any portion lying within the Klamath Falls-Malin State Highway.

PARCEL 2:

A parcel of land situated in the NE1/4 of Section 12, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the East line of said Section 12, said point being North 00 degrees 12' 30" West a distance of 580.00 feet from the 5/8" x 30" iron pin marking the East quarter corner of said Section 12; thence North 00 degrees 12' 30" West along the East line of said Section 12 a distance of 243.00 feet; thence South 89 degrees 47' 30" West at right angles to the East line of said Section 12 a distance of 32.98 feet to a 5/8" x 30" iron pin with cap; thence continuing South 89 degrees 47' 30" West a distance of 585.97 feet to a 5/8" x 30" iron pin with cap on the Northeasterly right of way line of the Southern Pacific Railroad; thence South 33 degrees 29' 00" East along said right of way line a distance of 290.65 feet to a 5/8" x 30" iron pin with cap; thence North 89 degrees 53' 00" East at right angles to State Highway No. 39 (the highway is not parallel with the section line) a distance of 426.12 feet to a 5/8" x 30" iron pin with cap; thence continuing North 89 degrees 53' 00" East a distance of 33.36 feet to the point of beginning.

LESS AND EXCEPT any portion lying within the Klamath Falls-Malin State Highway.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 31st day
of Jan A.D., 19 96 at 11:49 o'clock A M., and duly recorded in Vol. M96
of Deeds on Page 2774

FEE \$35.00

Bernetha G. Leisch, County Clerk

By [Signature]