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WARRANTY DEED

Vol. MALE Page 6673

MTC 37486 KR.

JOSEPH F. MATTHEWS and JUDITH A. MATTHEWS, husband and wife,
Grantor(s) hereby grant, bargain, sell and convey to:
RANDY L. DOVEL and TERESA L. DOVEL, 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 ATTACHED EXHIBIT A

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 \$ 142,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 8270 HILL ROAD, KLAMATH FALLS, OR 97603

Dated this 11th day of March, 1996

Joseph F. Matthews
JOSEPH F. MATTHEWS

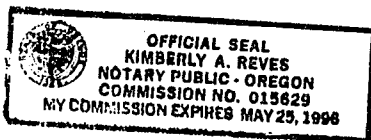
Judith A. Matthews
JUDITH A. MATTHEWS

NOTARY ACKNOWLEDGEMENT

STATE OF OregonCOUNTY OF Klamath SS. March 11 19 96

Personally appeared the above named Joseph F. Matthews
and Judith A. Matthews

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Kimberly A. Reves
Notary Public for Oregon

My commission expires May 25, 1996

ESCROW NO. MT37486-KR

Return to:

RANDY L. DOVEL
8270 HILL ROAD
KLAMATH FALLS, OR 97603

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in the NE1/4 of Section 28, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron pin marking the Northeast corner of the NW1/4 NE1/4 of said Section 28; thence South 89 degrees 54' 41" East 10.70 feet; thence South 00 degrees 19' 32" West 1,537.06 feet; and West 30 feet from Northeast corner of the NW1/4 NW1/4 of said Section 28; thence West 402.06 feet to the true point of beginning; thence South 560.05 feet; thence West 233.67 feet to a monument; thence South 40 degrees 20' 19" West a distance of 241.51 feet to a 5/8 inch iron pin; thence North 744.14 feet; thence East 390.00 feet to the point of beginning.

EXCEPTING THEREFROM a tract of land situated in the NE1/4 of Section 28, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron pin marking the Northeast corner of the NW1/4 NE1/4 of said Section 28; thence South 89 degrees 54' 41" East 10.70 feet; thence South 00 degrees 19' 32" West 1537.06 feet; thence West 822.06 feet to the true point of beginning of this description; thence South 744.14 feet; thence North 40 degrees 20' 19" East 241.51 feet; thence East 25.67 feet; thence North 560.05 feet; thence West 182.00 feet to the true point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company
of March A.D., 19 96 at 3:56 o'clock P M., and duly recorded in Vol. M96
of Deeds on Page 6673

FEE \$35.00

By Bernetha G. Letsch, County Clerk