

18690

MTC38211KR

'96 MAY 24 AM 11:55  
WARRANTY DEED

Vol. 1996 Page 15180

LEN A. DOBRY

Grantor(s) hereby grant, bargain, sell and convey to:  
**WILLIAM L. WILSON and HOLLY D. WILSON, 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 \$ **54,000.00.**

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: **8340 HILL ROAD, KLAMATH FALLS, OR 97603**

Dated this 24th day of May, 19 96

Len A. Dobry  
LEN A. DOBRY

## NOTARY ACKNOWLEDGEMENT

STATE OF OREGON ss. May 24 19 96  
COUNTY OF KLAMATH

Personally appeared the above named \_\_\_\_\_

LEN A. DOBRY

and acknowledged the foregoing instrument to be his voluntary act.



Before me:

Kristi L. Redd

Notary Public for Oregon

My commission expires 11/16/99

(seal)

ESCROW NO. MT38211-KR

Return to:

WILLIAM L. WILSON  
8340 HILL ROAD  
KLAMATH FALLS, OR 97603

# **EXHIBIT "A"** **LEGAL DESCRIPTION**

A portion of the E1/2 of Section 28, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a 5/8 inch iron pin on the Northeast corner of the NW1/4 NE1/4 of said Section 28; thence South 89 degrees 49' 03" East 10.70 feet to a one half inch iron pin on the centerline of the Hill (Bradbury) Road as constructed; thence following said road centerline; South 00 degrees 25' 10" West 1610.83 feet; thence along the arc of a curve to the left (central angle = 17 degrees 10' 00", R=572.96 feet) 171.67 feet; thence South 16 degrees 44' 50" East 227.80 feet; thence along the arc of a curve to the right (central angle = 39 degrees 42' 10", R=636.32 feet) 441.14 feet; thence South 22 degrees 57' 20" West 87.70 feet; thence along the arc of a curve to the left (central angle = 22 degrees 34' 30", R=477.47 feet) 188.13 feet to a P.K. nail; thence leaving said centerline North 89 degrees 37' 10" West 30.00 feet to the Westerly right of way line of said road and the true point of beginning of this description; thence North 89 degrees 42' 48" West 788.49 feet to the centerline of an irrigation ditch; thence North 13 degrees 49' 31" West along said centerline 326.20 feet; thence North 40 degrees 20' 19" East 320.00 feet; thence East 747.01 feet to the Westerly line of said Hill (Bradbury) Road; thence along a curve to the right with a central angle of 31 degrees 01' 35" with a radius of 606.61 feet for a distance of 328.49 feet; thence South 22 degrees 51' 42" West 87.70 feet; thence along a curve to the left with a central angle of 22 degrees 34' 30" with a radius of 507.47 feet for a distance of 199.95 feet to the true point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 24th day  
of May A.D., 19 96 at 11:55 o'clock A M., and duly recorded in Vol. M96,  
of Deeds on Page 15180.

FEE \$35.00

By Bernetha G. Letsch, County Clerk  
[Signature]