

19017

MTC38009DS

WARRANTY DEED

Vol. 1796 Page 15936

MICHAEL L. DUSAN,

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

VICTOR A. TERRY and PENELOPE TERRY, 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 \$ 87,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 33909 E. MALIN LOOP RD., MALIN, OR 97632

Dated this 31st day of May, 1996.

Michael L. Dusan
MICHAEL L. DUSAN

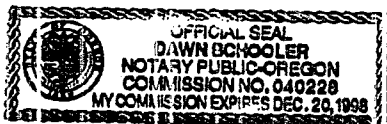
NOTARY ACKNOWLEDGEMENT

STATE OF OregonCOUNTY OF KlamathSS. May 31 19 96

Personally appeared the above named _____

MICHAEL L. DUSAN

and acknowledged the foregoing instrument to be his voluntary act.



Before me:

Dawn SchoolerNotary Public for OregonMy commission expires 12/20/98

(Seal)

ESCROW NO. MT38059-DS

Return to:

VICTOR A. TERRY

33909 E. MALIN LOOP RD.

MALIN, OR 97632

96 MAY 31 P 3:51

EXHIBIT "A" LEGAL DESCRIPTION

The N 1/2 of the NE 1/4 of Section 11, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM:

A tract of land in the Northwest quarter of the Northeast quarter of Section 11, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at the Northeast corner of said Section 11, thence South 0 degrees 11' 50" West along the East line of the NE 1/4 NE 1/4 of Section 11, 1290.96 feet to the North right of way line of the Klamath County road known as Rebeck Road; thence North 89 degrees 55' 25" West along the North right of way line of said road 1437.47 feet to the true point of beginning of this description; thence continuing North 89 degrees 55' 25" West along said North line 400.0 feet; thence North 17 degrees 51' 25" West 300.0 feet; thence South 89 degrees 55' 25" East 400.0 feet; thence South 17 degrees 51' 25" East 300.0 feet to the true point of beginning of this description, situated in Klamath County, Oregon. All bearings based on Oregon Coordinate System - South Zone Grid.

ALSO EXCEPTING:

A tract of land in the Northwest quarter of the Northeast quarter of Section 11, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at the Northeast corner of said Section 11, thence South 0 degrees 11' 50" West along the East line of the Northeast quarter of the Northeast quarter of said Section 11, 1290.96 feet to the North right of way line of the Klamath County road known as Rebeck Road; thence North 89 degrees 55' 25" West along the North right of way line of said road 1437.47 feet to the true point of beginning of this description; thence North 17 degrees 51' 25" West 300.00 feet; thence South 89 degrees 55' 25" East 200.00 feet; thence South 17 degrees 51' 25" East 300.00 feet to the Northerly right of way line of said county road; thence North 89 degrees 55' 25" West along said line 200.00 feet to the true point of beginning of this description, situated in Klamath County, Oregon. All bearings based on Oregon Coordinate System - South Zone Grid.

ALSO EXCEPTING THEREFROM a parcel in the NE 1/4 of the NE 1/4 of Section 11, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the line common to Sections 11 and 12, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, and 417 feet South of Section corner common to Sections 1, 2, 11 and 12 of the above named township and range; thence 356 feet West; thence 300 feet South; thence 356 feet East; thence 300 feet North to the point of beginning. ALSO a 60 foot road right of way from county road to above described tract, the center line of which is located as follows:

Beginning at a point in the center of a county road right of way, 326 feet West from the Southeast corner of the Northeast quarter of the Northeast quarter of Section 11, Township 41 South, Range 12 East of the Willamette Meridian; thence 603 feet North at which point said center line intersects South boundary of above described tract.

ALSO EXCEPTING THEREFROM the East 296 feet of the South 603 feet of the NE 1/4 NE 1/4 of Section 11, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon. EXCEPTING THEREFROM that portion lying within the County Road right of way.

15937-A

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amertitle the 31st day
of May A.D., 1996 at 3:51 o'clock PM., and duly recorded in Vol. M96
of Deeds on Page 15936.

FEE \$40.00

By Bernetha G. Letsch, County Clerk