

21706

MTC 34807KR

36 JUL 19 P3 52
WARRANTY DEEDVol. MACC Page 21742

PAULA MARIAN DORTCH,

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

BRADFORD D. MASON and SUSAN D. MASON, 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 \$ 35,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1133 MAPLE STREET, KLAMATH FALLS, OR 97601

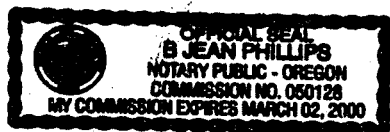
Dated this 19 day of July, 1996

Paula Marian Dortch
PAULA MARIAN DORTCH

NOTARY ACKNOWLEDGEMENT

STATE OF OREGONSS. July 19 1996COUNTY OF KLAMATH

Personally appeared the above named _____

PAULA MARIAN DORTCHand acknowledged the foregoing instrument to be her voluntary act.

Before me:

B. Jean Phillips
Notary Public for OregonMy commission expires 3-2-2000

(seal)

ESCROW NO. MT34807-KR

Return to:

BRADFORD D. MASON

1133 MAPLE STREET

KLAMATH FALLS, OR 97601

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land being portions of Government Lots 18 and 23, situate in Section 20 of Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

That certain part of said Government Lot 18, described as follows:

Commencing at a point 900 feet East of the Southwest corner of said Government Lot 18; thence East along the South line of said Government Lot 18 a distance of 200 feet; thence at right angles North, to the bank of the Williamson River; thence Northwesterly along the bank of the Williamson River to a point directly North of the point of beginning at right angles to the said South line of Government Lot 18; thence South to the point of beginning.

ALSO, that part of said Government Lot 23 which lies directly South of the above described land described as follows:

Commencing at a point 900 feet East of the Northwest corner of said Government Lot 23 which is common with the point of beginning with the above described land; thence East along the North line of said Government Lot 23 a distance of 200 feet; thence at right angles South, a distance of 129.03 feet; thence Northwesterly to a point which is 64.51 feet directly South of the point of beginning; thence North a distance of 64.51 feet to the point of beginning.

Together with an easement as described in Stipulated Order and Decree filed in Case No. 84-160CV Court Records of Klamath County, Oregon.

Also a non-exclusive easement for the purpose of egress and ingress 30.00 feet in width over and across the Westerly 30.00 feet of Government Lots 22, 30 and 31 of Section 20, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, said easement following the existing road that in the past has been commonly referred to as Indian Service Road S-40, recorded April 14, 1995 in Volume M95, page 9257, Microfilm Records of Klamath County, Oregon.

And also an easement for ingress and egress as set out in Deed recorded June 13, 1936 in Volume 106, page 474, Deed Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 19th day
of July A.D., 19 96 at 3:52 o'clock PM., and duly recorded in Vol. M96
of Deeds on Page 21742.

Bernetha G Letsch, County Clerk

By [Signature]

FEE \$35.00