

22098

MTC 38351 KA

JUL 26 AM 11:50

WARRANTY DEED

Vol. m 96 Page 22646

VINTON ALAN LOVENESS, KATHY ADAIR ROGERS and VICKI SUE ROGAL, as tenants in common,
 Grantor(s) hereby grant, bargain, sell and convey to:
 LAURENCE G. BAGG & SARAH R. BAGG, 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:

THIS WARRANTY DEED MAY BE EXECUTED IN COUNTERPARTS EACH WHICH SHALL BE DEEMED AN ORIGINAL REGARDLESS OF THE DATE OF ITS EXECUTION AND DELIVERY AND ALL SUCH COUNTERPARTS TOGETHER SHALL CONSTITUTE ONE AND THE SAME DOCUMENT.

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 \$ 140,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: RT. 1, 239 A, TULELAKE, CA 96134

Dated this 24 day of July, 1996

VINTON ALAN LOVENESS

KATHY ADAIR ROGERS

Vicki Sue Rogal
 VICKI SUE ROGAL

NOTARY ACKNOWLEDGEMENT

STATE OF Virginia

COUNTY OF Henrico

SS. July 24 19 96

Personally appeared the above named Vicki Sue Rogal

and acknowledged the foregoing instrument to be her voluntary act.

Before me:

Linda M. Wright
 Notary Public for

My commission expires July 31, 1998

(seal)

ESCROW NO. MT38351-KA

Return to:

LAURENCE G. BAGG
 23911 Holl Road
 Malin, OR 97632

22647

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the SW1/4 of Section 18, Township 41 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon being more particularly described as follows:

Commencing at the Northwest Corner of said SW1/4; thence North 89 degrees 56' 49" East, 1000.00 feet; thence South, 300.00 feet to the point of beginning of this description; thence continuing South, 1420.00 feet; thence East, 720.00 feet; thence North 1004.00 feet; thence North 59 degrees 58' 54" West, 831.54 feet to the point of beginning.

TOGETHER WITH an easement 30 feet in width for roadway purposes located in the SW of said Section 18 said easement being more particularly described as follows:

Beginning at a point on the Easterly right of way line of Stastny road, a county road, from which a 5/8" iron pin marking the Southwest corner of Government Lot 3 of said Section 18 bears North 02 degrees 13' 46" West, 462.50 feet; thence leaving said Easterly right of way line North 89 degrees 43' 04" East, 36.90 feet to the beginning of a curve to the left; thence along the arc of a 117.24 foot radius curve to the left (delta = 103 degrees 58' 38"; long chord = North 37 degrees 43' 45" East, 184.74 feet) 212.76 feet to the end of curve; thence North 14 degrees 15' 34" West, 165.66 feet; thence North 63 degrees 32' 38" East, 113.67 feet; thence South 56 degrees 31' 12" East, 423.46 feet; thence South 80 degrees 19' 56" East, 660.15 feet; thence North 74 degrees 34' 56" East, 239.15 feet to a point on the South line of the above described property from which point the Southeast corner of said property bears East, 257.00 feet.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 26th day
of July A.D., 19 96 at 11:50 o'clock AM., and duly recorded in Vol. M96,
of Deeds on Page 22646.

FEE \$35.00

Bernetha G Letsch, County Clerk

By [Signature]