

MTC 39330KR

## WARRANTY DEED

D. T. MATTHEWS, M.D., INC., A CALIFORNIA CORPORATION,  
Grantor(s) hereby grant, bargain, sell and convey to:  
JAMES D. TORREY,

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 \$ 28,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 2545 CHUCKANUT ST., EUGENE, OR 97408

Dated this 31<sup>st</sup> day of October, 1996

D. T. Matthews, M.D., Inc.

D. T. MATTHEWS, M.D., INC., A CALIFORNIA CORPORATION

BY: D. T. Matthews PRESIDENT  
D. T. MATTHEWS

STATE OF OREGON, County of Klamath ) ss.

This instrument was acknowledged before me on October 31, 1996

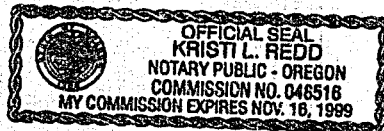
by D. T. MATTHEWS

as PRESIDENT

of D. T. MATTHEWS, M.D., INC., a California corporation

Kristi L. Redd  
Notary Public of Oregon

My commission expires 11/16/99



ESCROW NO. MT39330-KR

Return to:

JAMES D. TORREY  
2545 CHUCKANUT ST.  
EUGENE, OR 97408

96 NOV -8 AM 1:31

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

A parcel of land situated in the SW1/4 NW1/4 and the NW1/4 SW1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Westerly right of way line of the New Dalles-California Highway which bears South 89 degrees 49' East a distance of 799.0 feet and North 11 degrees 36' West a distance of 93.71 feet from the West quarter corner of said Section 7; thence South 78 degrees 24' West at right angles to said Highway a distance of 200.0 feet; thence South 11 degrees 36' East parallel with said Highway a distance of 400.0 feet; thence North 78 degrees 24' East a distance of 200.0 feet to a point on the Westerly line of said Highway; thence North 11 degrees 36' West, along said Highway a distance of 400.0 feet to the point of beginning.

EXCEPTING THEREFROM that portion lying within the Dalles-California Highway.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 8th day  
of November A.D., 19 96 at 11:31 o'clock A. M., and duly recorded in Vol. M96,  
of Deeds on Page 35347.

FEE \$35.00

Bernetha G. Letsch County Clerk

By

Kathleen Ross