

30052

WARRANTY DEED

Vol. 1196 Page 39116

ROBERT K. HAASE,

Grantor(s) hereby grant, bargain, sell and convey to:  
DAVID M. MAUSER and FAYE L. WHEATLEY, 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 \$ 125,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 4939 Highway 39, Klamath Falls, OR. 97603

Dated this 16 day of December, 1996

  
ROBERT K. HAASE

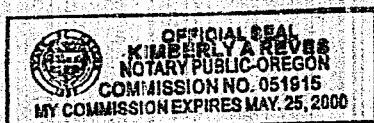
STATE OF OREGON

SS. December 16, 1996

COUNTY OF KLAMATH

Personally appeared the above named ROBERT K. HAASE

and acknowledged the foregoing instrument to be his voluntary act.



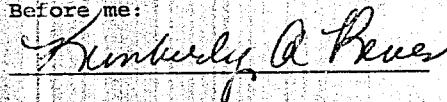
(seal)

ESCROW NO. MT39973-KA

Return to:

DAVID M. MAUSER  
4939 Hwy 39  
Klamath Falls, OR 97603

Before me:



Notary Public for Oregon

My commission expires 5/25/2000

# EXHIBIT 'A' LEGAL DESCRIPTION

A parcel of land situated in the NW 1/4 of Section 18, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of said Section 18; thence South 0 degrees 01' 10" West along the West line of said Section 18, a distance of 2132.47 feet; thence South 89 degrees 51' 42" East a distance of 2034.90 feet; thence North 0 degrees 00' 23" East a distance of 496.10 feet to the true point of beginning of this description; thence North 89 degrees 59' 04" West a distance of 507.6 feet, more or less, to the Easterly line of a 60 foot roadway; thence along said Easterly line, and along the arc of a 400 foot radius curve to the right, having a central angle of 20 degrees 00' 00" a distance of 139.63 feet; thence South 89 degrees 55' 23" East a distance of 576.41 feet to a point which bears South 0 degrees 00' 23" West from the point of beginning; thence North 0 degrees 00' 23" East a distance of 123.0 feet, more or less to the point of beginning.

STATE OF OREGON . COUNTY OF KLAMATH: ss.

Filed for record at request of Ameri title the 17th day  
of December A.D. 19 96 at 11:28 o'clock A. M. and duly recorded in Vol. M96  
of Deeds on Page 39116

FEE \$35.00

County Clerk  
by Bernetha Letsch

*Kedron Rose*