

32016

32708

MTC 39332 PS Vol. 1197 Page 2685
WARRANTY DEED

Vol. 1197 Page 4246

'97 FEB 11 AM 1:48

'97 JAN 29 P 3:54

WILLIAM BURKS TERRY, TRUSTEE UNDER THE TERRY REVOCABLE TRUST OF 1990, DATED
FEBRUARY 22, 1990,

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

L. FRANK GOODSON and LILLIE L. GOODSON, 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 \$ 42,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 6646 HOMEDALE ROAD, KLAMATH FALLS, OR 97603

Dated this 13th day of JANUARY 1997.

*** This document is being re-recorded
to Add appurtenant utility
easement.

TERRY REVOCABLE TRUST OF 1990

BY: William Burks Terry TRUSTEE
WILLIAM BURKS TERRY

STATE OF CALIFORNIA, County of CONTRA COSTA)) ss.

This instrument was acknowledged before me on JANUARY 13, 1997

by William Burks Terry

as Trustee

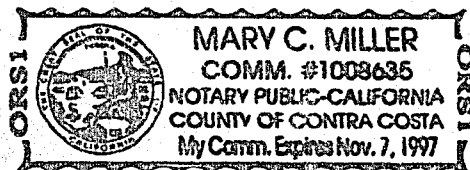
of The Terry Revocable Trust of 1990, dated February 22, 1990

Mary C. Miller
Notary Public of California

My commission expires 11-7-97

ESCROW NO. MT39332-PS

Return to:

L. FRANK GOODSON
6646 HOMEDALE ROAD
KLAMATH FALLS, OR 9760335-
1000

4247

2686

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

The NE1/4 NW1/4 NE1/4, the North 160 feet of S1/2 NW1/4 NE1/4, in Section 23, Township 35 South, Range 6 east of the Willamette Meridian.

PARCEL 2:

A perpetual right and easement for road purposes to a parcel of land 12' wide along the West side of the E1/2 NW1/4 SW1/4 NE1/4 of said Section 23, Township 35 South, Range 6 East of the Willamette Meridian, said easement 12' wide extending North to the property herein above conveyed.

(Portion of easement lying in tax account 400 was extinguished by instrument recorded February 28, 1972 in Volume M72, page 2081, Microfilm Records of Klamath County, Oregon.)

ALSO:

A 12 foot wide access easement, situated in the S1/2 NW1/4 NE1/4 of Section 23, Township 35 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon. The center line of which is more particularly described as follows:

Beginning at a point on the South line of the South 198 feet of the North 358 feet of the S1/2 NW1/4 NE1/4 of said Section 23, from which the C-W-W-NE 1/256 corner of said Section 23 bears North 87 degrees 56' 37" West 6.00 feet and South 00 degrees 18' 32" East 313.63 feet; thence along the arc of a curve to the left (radius point bears South 89 degrees 41' 28" West 298.31 feet and central angle equals 37 degrees 06' 27") 193.20 feet; thence North 37 degrees 24' 59" West 26.8 feet, more or less to the North line of the South 198 feet of the North 358 feet of the said S1/2 NW1/4 NE1/4 of said Section 23, with bearings based on record of Survey 4469 as recorded at the office of the Klamath County Surveyor.

Together with an appurtenant easement for underground telephone and electricity as delineated in instrument recorded January 29, 1997 in Volume M97, Page 2685, Microfilm records of Klamath County, Oregon.



STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 29th day
of January A.D., 19 97 at 3:54 o'clock P. M., and duly recorded in Vol. M97
of Deeds on Page 2685.

FEE \$35.00

INDEXED
D. ✓ L.

by Bernetha G. Leisch, County Clerk
Kathleen Rose

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 11th day
of February A.D., 19 97 at 11:48 o'clock A. M., and duly recorded in Vol. M97
of Deeds on Page 4246.

FEE \$10.00 Re-record

by Bernetha G. Leisch, County Clerk
Kathleen Rose