

36940

MTC 41108-KA
WARRANTY DEED

Vol. 117 Page 13278

C.D. BURRUS AS TRUSTEE OF THE BIBLE GROVE TRUST,
Grantor(s) hereby grant, bargain, sell and convey to:
RICHARD A. VOGEL,
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 KLANATH and State of Oregon, to wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE
TAX ACCOUNT NO.:

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 \$ 20,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 16382 GENTRY LANE, HUNTINGTON BEACH, CA 92647

Dated this 28th day of April, 1997

Bible Grove Trust
BIBLE GROVE TRUST

BY: C.D. Burrus TRUSTEE
C.D. BURRUS

STATE OF Missouri, County of Scotland) ss.

This instrument was acknowledged before me on April 28th, 19 97

by C.D. BURRUS

as TRUSTEE

of BIBLE GROVE TRUST

B. H. Shelley
Notary Public of Scotland County, Missouri

My commission expires 5-18-98

ESCROW NO. MTC 41108-KA

Return to:
RICHARD A. VOGEL
16282 GENTRY LANE
HUNTINGTON BEACH, CA 92647

EXHIBIT "A"
LEGAL DESCRIPTION

13279

Beginning at the center quarter corner of Section 16, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon; thence South along the North/South centerline of Section 16 to the North boundary of Government Lot 7 of said Section 16; thence Southwesterly along the boundary of Government Lot 7 to the South boundary of Section 16; thence West along the South boundary of Section 16, 922.10 feet, more or less, to the Southwest corner of the vacated plat of Whitelake City; thence North along the West boundary of the plat of Whitelake City to the East/West centerline of Section 16; thence East along the East/West centerline of Section 16 to the point of beginning. EXCEPTING THEREFROM the following portion of Whitelake City Lot 21, Block 88; Lot 5, Block 92; Arkansas Avenue; Lot 11, Block 100; Tennessee Avenue lying between Lots 11 & 12, Block 100 and Lots 13 & 14, Block 92; 12th Street from the Westerly projection of the North boundary of Lot 12, Block 100 to the East/West centerline of Section 16, Township 41 South, Range 10 East of the Willamette Meridian.

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 1st day
of May A.D., 19 97 at 10:18 o'clock A. M., and duly recorded in Vol. M97
of Deeds on Page 13278

FEE \$35.00

by Bernetha G. Letsch, County Clerk
Kathleen Rasmussen