

38597

WTC 41392-MG  
WARRANTY DEED

Vol 177 Page 16803

CALVIN L. IVIE,

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

CHARLES H. PAULSON and TASHEN PAULSON, as tenants by the entirety,

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.

97 JUN -2 P3:48  
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 \$ 45,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 5428 HARLAN DRIVE, KLAMATH FALLS, OR 97603

Dated this 30 day of May, 1997.

  
 CALVIN L. IVIE

STATE OF California

SS.

May

30

19 97

COUNTY OF Sacramento

Personally appeared the above named Calvin L. Ivie

and acknowledged the foregoing instrument to be his voluntary act.

Before me:

  
 Notary Public for California

My commission expires Aug 3, 1998

(seal)

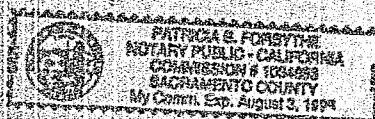
ESCROW NO. MT41392-MG

Return to:

CHARLES H. PAULSON

5428 HARLAN DRIVE

KLAMATH FALLS, OR 97603



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

A tract of land situated in Section 20, Township 39 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon, being a portion of Lot 2, of Parcel No. 2, as shown on survey No. 1447, as recorded in the office of the Klamath County Surveyor, and being more particularly described as follows:

Beginning at a point on the North line of said Section 20, said point being North 89 degrees 36' 00" East 143.10 feet from the N1/4 corner of said Section 20; thence North 89 degrees 36' 00" East 2,518.46 feet to the Northeast corner of said Section 20; thence South 00 degrees 41' 55" East, along the East line of said Section 20, 1,840.14 feet to the Northeast corner of parcel No. 1 as shown on said survey No. 1447; thence along the Northerly line of said parcel No. 1 and lot 1 of said Parcel No. 2, West 1,413.96 feet and North 60 degrees 21' 40" West 1,226.98 feet to the Northwest corner of lot 1 of said parcel No. 2; thence South 29 degrees 38' 20" West 750.00 feet to the Southwest corner of said lot 1, said Southwest corner being on the Northerly right of way line of the County Road; thence North 60 degrees 21' 40" West, along said Northerly right of way line 60.00 feet; thence North 29 degrees 38' 20" East 750.00 feet; thence North 00 degrees 24' 00" West 1,186.00 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 2nd day  
of June A.D., 19 97 at 3:45 o'clock PM, and duly recorded in Vol. M97  
of Deeds on Page 16849.

FEE \$35.00

By Bernetha G. Leisch, County Clerk  
Karlson Rosen