

38913

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## MTC 4/637ms WARRANTY DEED

GERALD T. BRADLEY,

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

ALLAN CHARLES MOATES,

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.

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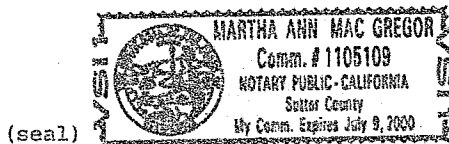
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO 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 pursuant to an IRC 1031 exchange on behalf of Grantor and/or Grantee.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 7100 Hwy 975, Klamath Falls, OR 97603

Dated this 5 day of June, 1997

Gerald T. Bradley  
Gerald T. Bradley

STATE OF CaliforniaSS. 6/5 19 97COUNTY OF SutterPersonally appeared the above named Gerald T. Bradleyand acknowledged the foregoing instrument to be his voluntary act.

Before me:

Martha Ann MacGregor  
Notary Public for California  
My commission expires 7/9/2000

ESCROW NO. MT41637-MS

Return to:

Allan Charles Moates7100 Hwy 975Klamath Falls, OR 97603

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

A parcel of land situate in Section 6, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

A parcel in the S1/2 of the SW1/4 of Section 6, Township 38 South Range 9 East of the Willamette Meridian, Klamath County, Oregon. Beginning at the SE corner of SW1/4 of Section 6, 600 feet North; thence West 834.0 feet more or less to the NE right-of-way of the old Dalles-California Highway. Thence South 49 degrees 20' East along said right-of-way 417.6 feet; thence South 43 degrees 01' East along said right-of-way 100 feet; thence South 29 degrees 32' East along said right-of-way 100.00 feet. Thence South 22 degrees 29' East 182.2 feet along said right-of-way more or less to the South boundary of Section 6 Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon. Thence East along said South boundary of Section 6, 324.3 feet more or less to point of beginning.

EXCEPT from the above described property, the following: All that part of Lot 2, Section 6, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows: Beginning at a point on the Northeasterly line of the right-of-way of the County road bearing North 600 feet and West 834.0 feet from the quarter corner common to Sections 6 and 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, to true point of beginning. Thence East 261.5 feet, thence Southwest at right angle to the County road, 170 feet more or less to the Northeast right-of-way of County road; thence North 49 degrees 20' West 199.0 feet along the Northerly right-of-way of County road to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 6th day  
of June A.D., 19 97 at 3:54 o'clock P. M., and duly recorded in Vol. M97  
of Deeds on Page 17534.

FEE \$35.00

By Bernetha G. Letsch, County Clerk  
Kardun Ryan