

MT 42213-LW

## WARRANTY DEED

LUELLA R. MCCONRON,

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

EDITH M. MATTINGLY,

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:

PLEASE SEE ATTACHED EXHIBIT "A"

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 THE 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 \$ 85,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 11005 HIGHWAY 66, Klamath Falls, OR 97601

Dated this 3<sup>RD</sup> day of October, 1997

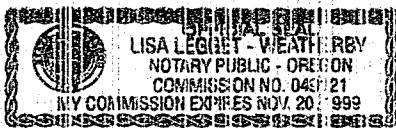
LueLLa R Mc Conron  
LUELLA R. MCCONRON

STATE OF Oregon ss. October 3<sup>RD</sup> 1997  
COUNTY OF Klamath

Personally appeared the above named

LueLLa R. McConron

and acknowledged the foregoing instrument to be A voluntary act.



(seal)

Before me:

Notary Public for Oregon

My commission expires 11/20/99

ESCROW NO. MT42213-LW

Return to:

EDITH M. MATTINGLY

11005 HIGHWAY 66

KLAMATH FALLS, OR 97601

97 OCT -8 P3:24

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

A parcel of land situate in the W1/2 of the SW1/4 of the SE1/4 of Section 28, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Northerly boundary of the Klamath Falls-Ashland Highway and the intersection of the East line of the W1/2 SW1/4 SE1/4 of Section 28, Township 39 South, Range 8 East of the Willamette Meridian; thence North along the said East line 841 feet; thence West at right angles to the said East line 285.5 feet; thence South and parallel with the said East line 939.5 feet to the Northerly boundary of said Highway; thence Northeasterly along the said Northerly boundary 321.9 feet to the point of beginning.

EXCEPTING THEREFROM, beginning at a point 358.0 feet distant from a point on the Northerly boundary of the Klamath Falls-Ashland Highway at the intersection of the East line of the W1/2 SW1/4 SE1/4 of Section 28, Township 39 South, Range 8 East of the Willamette Meridian; thence North along the said East line a distance of 483.0 feet to a point; thence West and at right angles to said East line, a distance of 285.5 feet to a point; thence South and parallel with said East line, a distance of 483.0 feet to a point; thence East and at right angles to said East line, a distance of 285.5 feet to the point of beginning more or less, and being a portion of the said W1/2 SW1/4 SE1/4 of Section 28, Township 39 South, Range 8 East of the Willamette Meridian.

ALSO EXCEPTING THEREFROM, beginning at a point on the Northerly boundary of the Klamath Falls-Ashland Highway at the intersection of the East line of the W1/2 SW1/4 SE1/4, Section 28, Township 39 South, Range 8 East of the Willamette Meridian; thence North along said East line a distance of 358.0 feet to a point; thence West, at right angles to said East line, a distance of 138.0 feet to a point; thence South, parallel with said East line, a distance of 430.0 feet, more or less, to the Northerly boundary of said Highway; thence Northeasterly, along said Northerly boundary, a distance of 155.0 feet, more or less, to the point of beginning, and being a portion of the said W1/2 SW1/4 SE1/4, Section 28, Township 39 South, Range 8 East of the Willamette Meridian.

AND, beginning at a point on the Northerly boundary of the Klamath Falls-Ashland Highway and the intersection of the East line of the W1/2 SW1/4 SE1/4, Section 28, Township 39 South, Range 8 East of the Willamette Meridian; thence Southwesterly along said Northerly boundary of the Klamath Falls-Ashland Highway 155.0 feet, more or less, to the true point of beginning; thence North and parallel with the said East line 182 feet; thence West at right angles to said East line 9 feet; thence South and parallel to and 9 feet distant from said East line 184 feet, more or less to a point on the said Northerly boundary of the Klamath Falls-Ashland Highway; thence Northeasterly along said Northerly Highway boundary a distance of 11 feet, more or less, to the point of beginning, and being a portion of the said W1/2 SW1/4 SE1/4, Section 28, Township 39 South, Range 8 East of the Willamette Meridian.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 8th day  
of October A.D., 19 97 at 3:24 o'clock P. M., and duly recorded in Vol. M97  
of Deeds on Page 33204

FEE \$35.00

By Bernetha G. Letsch, County Clerk  
Rosie