

47994

MAIL TAX STATEMENTS TO: & RETURN
S.C. & PATRICIA MASTERN
9567 GREENBRIAR DRIVE
KLAMATH FALLS, OREGON 97603

97 NOV -3 AM 1:07

Vol. 1797 Page 36274

K-50160
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That M. G. BURK, also known as MILBURN BURK and MILBURN G. BURK, and WINIFRED E. BURK, also known as WINIFRED BURK, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by STANLEY C. MASTEN and PATRICIA A. MASTEN, husband and wife, tenants by the entirety, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described in Exhibit "A" attached hereto and thereby made a part hereof as though fully set forth hereat.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those set forth in Exhibit "A", and that grantor will warrant and forever defend the above granted 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$135,000.00 paid as follows: \$15,000.00 cash and \$120,000.00 deferred balance secured by a contract of sale with interest at seven (7%) percent per annum.

In construing this deed and where the context so requires, the singular includes the plural.

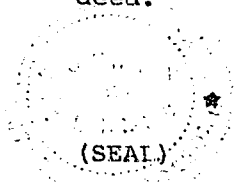
WITNESS grantor's hand this 21st day of December, 1973.

M. G. Burk
M. G. Burk

Winifred E. Burk
Winifred E. Burk

STATE OF OREGON)
) ss.
County of Klamath)

On the 21st day of December, 1973, personally appeared the above named M. G. Burk and Winifred E. Burk, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.



Before me:

Thelma D. Goebman
Notary Public for Oregon
My commission expires: 11/25/76

Warranty Deed

EXHIBIT "A"

The following described real property in Klamath County, Oregon:

The SE 1/4 SW 1/4, and SW 1/4 SE 1/4 of Section 33, Township 38 South, Range 11 East of the Willamette Meridian, and Lots 2, 3, 4 and SW 1/4 NE 1/4, S 1/2 NW 1/4, SW 1/4 and W 1/2 SE 1/4 of Section 4; the N 1/2 NE 1/4, SW 1/4 NE 1/4 and NW 1/4 of Section 9, excepting right of way conveyed to Horsefly Irrigation District, by deed recorded at page 218 of Volume 49 of Deeds, and right of way ^{W.B.} conveyed to Klamath County, Oregon, by deed recorded on page 83 of Volume 64 of Deeds; (said Sections 4 and 9 being in Township 39 South, Range 11 East of the Willamette Meridian.) *W.B. P.A.M.*

Beginning at the point of intersection of the East and West center line of Section 9, Township 39 South, Range 11 East of the Willamette Meridian with the Northeasterly boundary line of the right of way of the Dairy-Bonanza Highway as the same is now located and constructed; thence North 89° 50' East along the said East West center line of said Section 9, 384.50 feet; thence Southerly and parallel with the Easterly boundary of said Section 9, 249.2 feet, more or less, to a point in the Northeasterly boundary line of said right of way of the Dairy-Bonanza Highway; thence Northwesterly along said right of way line to the point of beginning, and also

Beginning at a point in the East and West center line of Section 9, Township 39 South, Range 11 East of the Willamette Meridian, from which the point of intersection of the said East and West center line of Section 9 with the Northeasterly boundary line of the right of way of the Dairy-Bonanza Highway as the same is now located and constructed bears South 89° 50' West 384.5 feet distant and running thence Southerly and parallel with the Easterly boundary of the said Section 9, 249.2 feet, more or less to a point in the Northeasterly boundary line of the right of way of the Dairy-Bonanza Highway; thence Southeasterly along said right of way line 849.3 feet, more or less, to its intersection with the West line of Bowne Ave., (now vacated) of Bowne Addition to Bonanza, Oregon, the plat whereof is on file and of record in the office of the County Clerk of Klamath County, Oregon; thence North along the said West line of Bowne Ave. (now vacated) 711.8 feet, more or less, to its intersection with the said East and West center line of the said Section 9; thence South 89° 50' West 713.6 feet, along the said East and West center line to the point of beginning.

A tract of land in the E 1/2 NE 1/4 of Section 8, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the East line of said NE 1/4, said point being North a distance of 239 feet from the Southeast corner thereof; thence Northwest, in a straight line to a point on the North line of the SE 1/4 NE 1/4, said point being West a distance of 660 feet from the Northeast corner thereof; thence North a distance of 885 feet to the center line of the Dairy-Bonanza Highway; thence South 56° 52' East, along said center line, a distance of 789 feet to a point on the East line of said NE 1/4, said point

EXHIBIT "A"

being South a distance of 866 feet from the Northeast corner of Section 8; thence South on said East line a distance of 1535 feet more or less to the point of beginning.

The SE 1/4 NE 1/4 of Section 9, Township 39 South, Range 11 East of the Willamette Meridian, EXCEPTING that tract of land conveyed to Klamath County School District by instrument recorded January 17, 1969 in Book M-69 at page 455, described as follows:

Beginning at a 5/8" x 30" iron pin with cap marking the East one-fourth corner of said Section 9 as shown on the Bowne Addition to Bonanza subdivision plat; thence North 00° 13' 25" West along the East line of said Section 9 a distance of 113.25 feet to a 5/8" x 30" iron pin with cap; thence North 39° 40' 10" West along the Easterly extension of and along the Southerly edge of an existing fence a distance of 261.45 feet to a 5/8" x 30" iron pin with cap which is 1.5 feet Southeasterly of an existing fence corner; thence South 40° 48' 40" West along the Easterly edge of an existing fence a distance of 152.00 feet to an "x" in the bottom of a concrete irrigation box which is four feet Southeasterly of an existing fence corner; thence South 01° 35' 10" East a distance of 41.91 feet to a 5/8" x 30" iron pin with cap on the centerline of vacated Klamath Street; thence South 89° 51' 10" East along the centerline of vacated Klamath Street a distance of 360.00 feet to a 5/8" x 30" iron pin with cap on the centerline of Carroll Avenue; thence North 00° 04' 35" East along the centerline of Carroll Avenue a distance of 43.10 feet to the point of beginning, EXCEPTING the un-vacated portion of Carroll Avenue as shown on the Grandview Addition to Bonanza subdivision plat.

A tract of land in the NE 1/4 SE 1/4 of Section 9, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a 5/8 inch x 30 inch iron pin with cap marking the East one fourth corner of said Section 9, as shown on the Bowne Addition to Bonanza subdivision plat, thence West on the North line of said SE 1/4 a distance of 360 feet to the true point of beginning; thence continuing West on said North line a distance of 330 feet; thence South to the centerline of Vacated Klamath Avenue; thence East along said centerline a distance of 330 feet; thence North 01° 35' 10" West a distance of 41.91 feet to the point of beginning.

SUBJECT TO: terms and conditions of special assessment as farm use and the right of Klamath County to additional taxes in the event said use should be changed; regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Horsefly Irrigation District; easements and rights of way of record and apparent thereon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 3rd day of November A.D., 19 97 at 11:07 o'clock A. M., and duly recorded in Vol. M97 of Deeds on Page 36274

FEE \$40.00

By Bernetha G. Letsch, County Clerk