

48977

MTC 42981-KA  
WARRANTY DEED

Vol. 1797 Page 38330

PAUL ZUEST III and EDITH ELSIE ZUEST, as tenants by the entirety,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
ROLLIE H. KNAGGS and FRANCES A. KNAGGS, husband and wife,  
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:

SUBJECT TO: A road easement 30.00 feet in width lying 15.00 feet on  
either side of the following described centerline:

Beginning at a point on the West line of the NE1/4 NE1/4 NE1/4 of Section  
9 from which the Northwest corner of said NE1/4 NE1/4 NE1/4 bears North,  
15.00 feet; thence South 54 degrees 50' 58" East along said road easement  
centerline, 78.46 feet; thence South 46 degrees 24' 28" East continuing  
along said road easement centerline, 609.44 feet; thence South 36 degrees  
36' 51" East, 229.96 feet to the South line of the NE1/4 NE1/4 NE1/4 and  
the terminus of this road easement.

TOGETHER WITH a non-exclusive easement for road purposes over and across  
the existing roadway over the North 30.00 feet of the N1/2 of the NW1/4  
NE1/4 and the NW1/4 NE1/4 NE1/4 of said Section 9, to the County Road.

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 \$ 138,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 12119 LUPINE LANE, KLAMATH FALLS, OR 97603

Dated this 21 day of November, 1997.

Paul Zuest III  
PAUL ZUEST III

BY: Paul Zuest IV HIS ATTY-IN-FACT  
PAUL ZUEST IV

Edith Elsie Zuest  
EDITH ELSIE ZUEST

BY: Paul Zuest IV HER ATTY-IN-FACT  
PAUL ZUEST IV

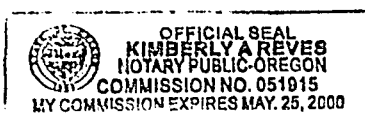
STATE OF OREGON

COUNTY OF KLAMATH

SS. November 21 19 97

Personally appeared the above named PAUL ZUEST IV AS ATTORNEY IN FACT FOR  
PAUL ZUEST III AND EDITH ELSIE ZUEST

and acknowledged the foregoing instrument to be his voluntary act.



Before me:

Kimberly A. Reves  
Notary Public for Oregon  
My commission expires 5/25/2000

(seal)  
After recording return to:  
Rollie H. Knaggs  
12119 Lupine Lane, Klamath Falls, OR 97601  
ESCROW NO. MT42981-KA

97 NO. 21 P333

38331

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

A parcel of land situated in the NE1/4 NE1/4 of Section 9 and the NW1/4 NW1/4 of Section 10, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Commencing at the Northwest corner of said Section 10; thence South 00 degrees 08' 00" West, along the West line of Section 10, a distance of 333.94 feet to a 5/8 inch iron rod marking the true point of beginning of this description; thence North 58 degrees 39' 56" East, 234.48 feet to a 5/8 inch iron rod; thence South 00 degrees 08' 00" West, along a line parallel with the West line of the NW1/4 NW1/4 of Section 10, a distance of 264.85 feet to a 5/8 inch iron rod; thence South 77 degrees 41' 42" West, 204.80 feet to a 5/8 inch iron rod on the West line of said Section 10, said point being North 00 degrees 08' 00" East, 147.38 feet from the Southeast corner of the NE1/4 NE1/4 of said Section 9; thence South 28 degrees 13' 20" West, 97.16 feet to a 5/8 inch iron rod; thence South 53 degrees 34' 09" West, 15.00 feet to the centerline of a 30.00 foot wide private road easement; thence North 36 degrees 25' 51" West, 164.25 feet along said centerline; thence North 46 degrees 13' 28" West, 215.07 feet, along said centerline, to the north line of the S1/2 of the NE1/4 NE1/4 of said Section 9, thence North 89 degrees 58' 41" East, along said North line a distance of 311.28 feet to the true point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Ameri title the 21st day  
of November A.D., 19 97 at 3:33 o'clock P. M., and duly recorded in Vol. M97  
of Deeds on Page 38330.

FEE \$35.00

By Bernetha G. Letsch, County Clerk  
Kathleen Ross