

19827

MT43168-KR  
WARRANTY DEED

Vol. 097 Page 40061

PETE BOURDET,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
LINDA L. LONG DBA CRATER LAKE REALTY,  
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.

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 \$ 183,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: P.O. BOX 545, CHILOQUIN, OR 97624

Dated this 9th day of December, 1997.

Pete Bourdet  
PETE BOURDET

STATE OF Oregon

SS. December 9

19 97

COUNTY OF Klamath

Personally appeared the above named Pete Bourdet

and acknowledged the foregoing instrument to be His voluntary act.



(seal)

Before me:

Lisa Legget-Weatherby  
Notary Public for Oregon  
My commission expires 11/20/99

ESCROW NO. MT43168-KR

Return to:

LINDA L. LONG DBA CRATER LAKE REALTY  
P.O. BOX 545  
CHILOQUIN, OR 97624

97 DEC -9 P 3:50

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

A tract of land situated in Government Lots 3 and 4, Section 21, Township 35 South, Range 7 E.W.M., more particularly described as follows:

Beginning at the one-half inch iron pipe marking the North one-fourth corner of said Section 21; thence East along the North line of said Section 21 a distance of 134.64 feet to a one-half inch iron pipe on the Westerly right-of-way line of U.S. Highway No. 97; thence Southerly along said right-of-way line to a point that is South 80 degrees 32'15" West a distance of 50 feet and North 09 degrees 27' 45" West a distance of 60 feet from the true point of beginning of that tract of land deeded to Nelson and described in Deed Volume 336 at page 17, Klamath County Deed Records; thence South 80 degrees 32'15" West parallel to and 60 feet from the Northerly line of said Nelson tract a distance of 231 feet; thence North 09 degrees 27'45" West a distance of 607.11 feet, more or less, to the North line of said Section 21; thence East along the North line of said Section 21 a distance of 62.90 feet, more or less, to the point of beginning. (The above bearings and distances being based on survey maps No. 268 and 497 as recorded in the office of the Klamath County Surveyor.

EXCEPTING THEREFROM that portion conveyed to the State of Oregon by and through its Department of Transportation, Highway Division by instrument Recorded: September 23, 1987 Volume: M87, page 19150, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Ameri title the 9th day  
of Dec A.D., 19 97 at 3:50 o'clock P M., and duly recorded in Vol. M97  
of Deeds on Page 40061.

FEE  
\$35.00

By Bernetha G. Latsch, County Clerk  
Kathleen Ross