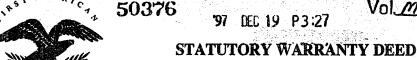
DEC 19 P3:27

Vol. M91 Page 41273



STEVEN W. WIRTZ AND RUBY C. WIRTZ	
	, Grantor,
conveys and warrants to LARRY SUTTON	,
	Grantee

the following described real property free of liens and encumbrances, except as specifically set forth herein: SEE LEGAL DESCRIPTION ATTACHED HERETO AND INCORPORATED HEREIN. This property is free of liens and encumbrances, EXCEPT: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage. 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 ORD 2020 ORS 30.930. The true consideration for this conveyance is \$ 38,000.00 (Here comply with the requirements of ORS 93.030) Dated this Kith day of December 19 97 STATE OF OREGON
County of Klamath KLEA day of December 1997 BE IT REMEMBERED, That on this . undersigned, a Notary Public in and for said County and State, personally appeared the within named. STEVEN W. WIRTZ AND RUBY C. WIRTZ known to me to be the identical individual s_ described in and who executed the within instrument and acknowledged to _executed the same freely and voluntarily. me that THEY IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written. OFFICIAL SEAL
DEBORAH A. SCHOBERT
NOTARY PUBLIC - OREGON
COMMISSION NO. 060196
Y COMMISSION EXPIRES DEC. 15, 2000 Scholary Public for Oregon. My Commission expires 12 Title Order No. K51609S THIS SPACE RESERVED FOR RECORDER'S USE K51609S Escrow No. _ After recording return to: LARRY SUTTON P.O. BOX 117

CHEMULT, OR 97731 Name, Address, Zip Until a change is requested all tax statement shall be sent to the following address.

LARRY SUTTON P.O. BOX 117 97731 CHEMULT. OR Name, Address, Zip

EXHLBIT "A"

The following described real property situate in Klamath County, Oregon:

Beginning at a point on the section line 440.00 feet South from the quarter corner on the West line of Section 28, Township 27 South, Range 8 East of the Willamette Meridian in Klamath County, Oregon; Thence South 440.00 feet along said Section line; thence East 1260 feet, more or less, on a line parallel with the East-West center line of said Section 28 to a point Westerly and 20 feet perpendicular from the Westerly right of way line of U. S. Nighway No. 97; thence Northerly on a line parallel with said right of way line to a point Westerly and 20 feet perpendicular from the East line of the Northwest quarter of the Southwest quarter of said Section 28; thence North on a line parallel with said East line to the East-West center line of said Section 28; thence West 20 feet along section subdivision line; thence South on a line parallel with and 40 feet West from said East line of the Northwest quarter of the Southwest quarter of said Section 28 to a point Westerly and 40 feet perpendicular from the Westerly right of way line of said highway; thence Southerly on a line parallel with said right of way line to a point 440 feet South from the East-West center line of said Section 28; thence West 1270 feet. more or less, to the place beginning.

STATE OF OREGON: COUNTY OF KLAN	ATH: ss.	
Filed for record at request of	Klamath County Title Co the 19th de de la 19th de la 19	ay '
FEE \$35.00	By Alamon (observed)	•