

Return to: Douglas D. Newman 3005 Vale Road Klamath Falls, OR 97603	Tax Statements to: Douglas D. Newman 3005 Vale Road Klamath Falls, OR 97603	Clerk's Stamp:
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K-51971
-SPECIAL WARRANTY DEED-

William M. Bond and Marie Bond, Grantors, convey and specially warrant to Daron S. Newman, Kevin D. Newman and Douglas D. Newman, as tenants in common, Grantees, the following described real property situated in Klamath County, Oregon, free of encumbrances created or suffered by the Grantor except as specifically set forth herein:

Beginning at the Section Corner common to Sections 32 and 33, Township 39 South, Range 9 E.W.M. and Sections 4 and 5, Township 40 South, Range 9 E.W.M.; thence North along the West line of Section 33, 1342.29 feet to a point; thence East along the 1/16 Corner line 530.0 feet to a point; thence South 882.29 feet to a point; thence East 500.0 feet to a point; thence South 460.0 feet to a point on the South Section line of Section 33; thence West along the South Section line of Section 33, 1030 feet to the point of beginning. SAVING AND EXCEPTING any portion lying within the boundaries of any roads or highways.

TOGETHER WITH AND SUBJECT TO a 60.0 foot easement for purposes of ingress and egress and for utility purposes, 30.0 feet on each side of the following described center line:

Beginning at the Section Corner common to Sections 32 and 33, Township 39 South, Range 9 E.W.M. and Sections 4 and 5, Township 40 South, Range 9 E.W.M.; thence North along the West line of Section 33 1038.0 feet to a point which is the extended center line of an existing 60.0 foot access road as it now exists, which is the true point of beginning; thence East 650.0 feet to a point of termination that lies in a stock corral and at a crossing of the U.S.B.R. No. 20 Drain.

SUBJECT TO AND EXCEPTING (1) reservations, restrictions easements and rights of way of record and those apparent upon the land (2) rules, regulations, liens and assessments of water user and improvements districts.

The true and actual consideration for this conveyance is \$140,000.00 for this parcel and the adjoining parcel.

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 USE.

DATED this 1st day of December, 1992.

William M. Bond

Marie Bond

STATE OF OREGON)
) ss. December 2nd, 1992.
County of Klamath)

Personally appeared the above-named William M. Bond and Marie Bond, and acknowledged the foregoing instrument to be their voluntary act: Before me:



Deborah R. England
Notary Public for Oregon
My Commission expires: 12-19-92

STATE OF OREGON, COUNTY OF KLAMATH: ss.

Filed for record at request of First American Title the 17th day of February A.D., 19 98 at 11:21 o'clock A. M., and duly recorded in Vol. M98 of Deeds on Page 4911.

FEE \$30.00

By Bernetha G. Leisch, County Clerk
Kathleen K. Koon