

54246

MTC 43685-KR
WARRANTY DEEDVol. m98 Page 7354

CHARLES V. SHUCK, ALSO KNOWN AS CHARLES VICTOR SHUCK,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
DANIEL J. SHUCK and TAMMY A. SHUCK, 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:
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 \$ 185,000.00.

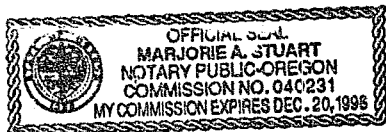
Until a change is requested, all tax statements shall be sent to Grantee at the
following address: ,P.O. Box 864, Merrill, OR 97633

Dated this 6th day of March, 1998.

Charles V. Shuck
CHARLES V. SHUCK

STATE OF Oregon SS. March 6 19 98
COUNTY OF Klamath
Personally appeared the above named Charles V. Shuck

and acknowledged the foregoing instrument to be his voluntary act.



(seal)

Before me:

Marjorie A. Stuart
Notary Public for Oregon
My commission expires 12-20-98

ESCROW NO. MT43685-KR

Return to:

DANIEL J. SHUCK
P.O. Box 864
Merrill, OR 97633

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

The E1/2 of the NE1/4 of Section 32, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, lying Easterly of Dodds Hollow Road.

PARCEL 2:

The following described property in Section 33, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon:

NW1/4 NW1/4 and that portion of the SW1/4 NW1/4 described as follows: Beginning at a point on the North line of said SW1/4 NW1/4 which is 50 feet West of the Northeast corner thereof; thence Southwesterly along the Westerly line of a dirt road along the irrigation ditch to a point on the South line of said SW1/4 NW1/4 which is East a distance of 1,020.0 feet, more or less, from the Southwest corner thereof; thence West along the South line of said SW1/4 NW1/4 a distance of 1020.0 feet to the Southwest corner thereof; thence North along the West line of said SW1/4 NW1/4 to the Northwest corner thereof; thence East along the North line of said SW1/4 NW1/4 a distance of 1270 feet, more or less, to the point of beginning.

PARCEL 3:

SW1/4 NW1/4 of Section 33, Township 40 South, Range 11 East of the Willamette Meridian, EXCEPTING THEREFROM the following tracts of land:

Beginning at a point on the North line of the SW1/4 NW1/4 of Section 33, Township 40 South, Range 11 East of the Willamette Meridian, 870 feet East of the NW corner of said 1/4 section; thence Southwesterly in a direct line to a point on the South line of said SW1/4 NW1/4, 450 feet East of the SW corner thereof; thence East 570 feet, more or less; along the South line of said quarter section to the Westerly line of a dirt road along the irrigation ditch; thence Northeasterly following the Westerly line of said dirt road to its intersection with the North line of said quarter section, said point of intersection being 50 feet West of the NE corner of the SW1/4 NW1/4 of said Section 33; thence West to the point of beginning.

ALSO EXCEPTING THEREFROM: Beginning at the NW corner of the SW1/4 NW1/4 of said Section 33, Township 40 South, Range 11 East of the Willamette Meridian; thence East on the forty line 870 feet, to a point; thence Southwesterly in a direct line to a point in the South line of said SW1/4 NW1/4 of said Section 33, which point is 450 feet East of the SW corner of said SW1/4 NW1/4 of said Section 33; thence West on the forty line 450 feet to the SW corner of said SW1/4 NW1/4 of said Section 33; thence North on the forty line 1,320 feet, more or less, to the point of beginning.

PARCEL 4:

A tract of land being a portion of Parcel 1 of Minor Land Partition 80-19 situated in the E1/2 SE1/4 of Section 32, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows, to wit:

A parcel of land located in the E1/2 SE1/4 of Section 32 and in the W1/2 SW1/4 of Section 33, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at an iron pipe marking the 1/4 section corner common to said Sections 32 and 33; thence North 89 degrees 35' 00" East, along the East-West centerline of said Section 33, 560.7 feet to an iron pipe; thence South 00 degrees 00' 45" East 2369.3 feet to an iron pipe; thence South 89 degrees 56' 45" West 1870.00 feet to an iron pipe on the Easterly right of way boundary of the County Road as the same is presently located and constructed on the ground (said County Road right of way deed being recorded at Pages 387 and 389, Volume 118, Deed Records of Klamath County); thence North, along the said Easterly County Road right of way boundary, 2364.5 feet to a point on the East-West centerline of said Section 32; thence North 89 degrees 55' 30" East, along the East-West centerline of the said Section 32, 58.00 feet to an iron pipe reference monument; thence continuing North 89 degrees 55' 30" East 1251.1 feet, more or less, to the point of beginning, with bearings and distances based on Survey No. 880 as recorded in the office of the Klamath County Surveyor. (cont)

EXHIBIT "A"
LEGAL DESCRIPTION (cont)

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EXCEPTING THEREFROM: the Southerly 1035.00 feet of the above-described tract.

ALSO EXCEPTING THEREFROM: Beginning at the Southwest Corner of said Parcel 1, from which the Southeast Corner of said Section 32 bears South 44 degrees 36' 16" East 1836.79 feet; thence North 00 degrees 09' 01" East, along the Easterly right-of-way line of the County Road, 610.23 feet; thence North 88 degrees 54' 00" East 243.37 feet; thence South 70 degrees 24' 08" East 122.00 feet; thence South 17 degrees 17' 40" East 598.65 feet to a point on the South line of said Parcel 1; thence South 89 degrees 44' 41" West, 537.82 feet to the point of beginning, with bearings based on Recorded Survey No. 2522.

PARCEL 5:

That portion of the SW1/4 SW1/4 of Section 28 and the SE1/4 SE1/4 of Section 29 in Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, lying South and Southwesterly of the centerline of the Pope-Flesher Ditch; said centerline being more particularly described as follows: Beginning at a point on the West line of the SE1/4 SE1/4 of said Section 29 which is North a distance of 704 feet, more or less, from the Southwest corner of said SE1/4 SE1/4; thence South 89 degrees 28' 19" East a distance of 2,337.0 feet, more or less, to a point; thence South 51 degrees 08' 15" East a distance of 1,060.0 feet, more or less, to its intersection with the South line of the SE1/4 SW1/4 of Section 28.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ Amerititle _____ the 6th day
of March A.D., 19 98 at 3:53 o'clock P. M., and duly recorded in Vol. M98
of _____ Deeds _____ on Page 7354.

FEE \$40.00

By _____ Bernetha G. Letsch, County Clerk