

54659

## WARRANTY DEED

Vol. M98 Page 8247

MTC 43483-KA

BETTLES FAMILY CORPORATION, an Oregon Corporation,  
 Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
 MARILYN KIM NOVAK MALLOY TRUSTEE OF THE MARILYN KIM NOVAK MALLOY REVOCABLE  
 TRUST UNDER DECLARATION OF TRUST DATED JANUARY 27, 1987,  
 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.

MAR 13 P3:15  
 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.

98 The true and actual consideration for this conveyance is pursuant to an IRC  
 1031 exchange on behalf of Grantor and/or Grantee.

Until a change is requested, all tax statements shall be sent to Grantee at the  
 following address: P.O. Box 339, Chiloquin, OR 97624

Dated this 11 day of March, 19 98

BETTLES FAMILY CORPORATION

by:

QUINTEN BETTLES

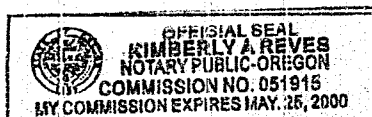
STATE OF OREGON

SS.

March 1119 98COUNTY OF KLAMATH

Personally appeared the above named QUINTEN BETTLES AS PRESIDENT OF  
THE BETTLES FAMILY CORPORATION, AN OREGON CORPORATION

and acknowledged the foregoing instrument to be his voluntary act.



(seal)

Before me:

Notary Public for OregonMy commission expires 5/25/2000

ESCROW NO. MT43483-KA

Return to:

MARILYN KIM NOVAK MALLOYP.O. Box 339CHILOQUIN, OR 97624

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

## **PARCEL 1:**

A tract of land situated in Section 21, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the initial point of the Williamson River Estates, a duly recorded subdivision, said initial point situated South 19 degrees 17' 35" East a distance of 1,037.36 feet (South 18 degrees 49' 22" East 1,038.84 feet by said plat) from the North one-fourth corner (N1/4) of said Section 21; thence South 81 degrees 02' 30" West 172.35 feet (172.88 by said plat); thence continuing South 81 degrees 02' 30" West 80.86 feet; thence North 09 degrees 27' 45" West 365.94 feet to a 1/2 inch iron pin which is North 80 degrees 32' 15" East 17.00 feet from point A as shown on accompanying Exhibit "A"; thence North 80 degrees 32' 15" East 253.20 feet to the Westerly right of way line of U.S. Highway 97; thence South 09 degrees 27' 45" East, along said right of way line, 368.17 feet to the point of beginning.

TOGETHER WITH the easement referred to as Pressure line area in Deed Volume M79 page 28497 of the Klamath County Deed Records, said easement being more particularly described as follows: Beginning at said point A of above description, which bears South 01 degrees 17' 32" East 660.66 feet from said N1/4 corner of said Section 21; thence North 09 degrees 27' 45" West 60.00 feet; thence North 10 degrees 15' 09" West 357.01 feet; thence West 184.41 feet to point B; thence North 22.00 feet; thence East 221.08 feet to the Westerly line of that tract of land described in Deed Volume M80 page 6729 and 6730, of said Klamath County Deed Records; thence South 10 degrees 15' 09" East, along said Westerly line, 372.68 feet; thence South 09 degrees 27' 45" East 60.00 feet to the Northerly line of Deed Volume 336, page 17, of said Klamath County Deed Records, also being the Northerly line of the above described 2.13 acre parcel; thence South 80 degrees 32' 15" West 40.00 feet to Point A, being the point of beginning.

ALSO TOGETHER with the easement for drain field area as referred to in said Deed Volume M79 page 28497, said easement being more particularly described as follows: Beginning at point B which bears South 44 degrees 10' 38" West 348.58 feet from said N1/4 corner of said Section 21; West 312.00 feet; thence North 250 feet, more or less, to the Northerly line of said Section 21; thence Easterly, along said Northerly line, to a point that bears North of said point B; thence South to the said point B, being the point of beginning.

STATE OF OREGON; COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 13th day  
of March A.D., 19 98 at 3:15 o'clock P. M., and duly recorded in Vol. M98  
of Deeds on Page 8247

FEE \$35.00

By Bernetha G. Letsch, County Clerk  
Bernetha G. Letsch