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STATUTORY WARRANTY DEED

S. C. MASTEN AND PATRICIA A. MASTEN

conveys and warrants to CHARLES MASTEN AND SELENA MASTEN, HUSBAND AND WIFE, Grantor,the following described real property free of liens and encumbrances, except as specifically set forth herein:
SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE
MADE A PART HEREOF AS THOUGH FULLY SET FORTH 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 ORS 30.930.

The true consideration for this conveyance is \$ 508,400.00 (Here comply with the requirements of ORS 93.030)Dated this 10 day of March 19 98S. C. Masten
S. C. MASTENPatricia A. Masten
PATRICIA A. MASTEN

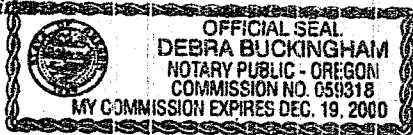
STATE OF OREGON

County of KLAMATH } ss.

BE IT REMEMBERED, That on this 10 day of March 19 98, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named S.C. MASTEN AND PATRICIA A. MASTEN

known to me to be the identical individual s described in and who executed the within instrument and acknowledged to me that THEY executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Debra Buckingham
Notary Public for Oregon.
My Commission expires 12-19-2000Title Order No. K-52110Escrow No. K52110D

After recording return to:

CHARLES MASTENP.O. BOX 156BONANZA, OREGON 97623

Name, Address, Zip

Until a change is requested all tax statement shall be sent to the following address:

CHARLES MASTENP.O. BOX 156BONANZA, OREGON 97623

Name, Address, Zip

THIS SPACE RESERVED FOR RECORDER'S USE

EXHIBIT "A"
DESCRIPTION OF PROPERTY

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

That portion of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 5, Township 39 South, Range 11 East of the Willamette Meridian, lying Southerly and Westerly of the Dairy-Bonanza Highway as said highway now appears on the ground. EXCEPTING a tract of land situated in the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 5, T. 39 S. R. 11 E.W.M., Klamath County, Oregon, more particularly described as follows: Beginning at a 5/8 inch iron pin on the southwesterly right of way line of the Dairy-Bonanza Highway, said point being N 43°48'19" E a distance of 2158.79 feet from the southwest corner of said Section 5; thence S 32°11'38" W 178.21 feet to a 5/8 inch iron pin; thence N 58°52'04" W 109 feet, more or less, to the west line of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 5; thence northerly along the west line of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 5, 217.3 feet, more or less, to the southwesterly right of way line of said Dairy-Bonanza Highway; thence S 56°59'00" E along said right of way line 225.5 feet, more or less, to the point of beginning, containing 0.69 acres, more or less, with the bearings based on a solar observation.

Also that portion of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ and SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 5, and that portion of the N $\frac{1}{2}$ NE $\frac{1}{4}$ Section 8, Township 39 South, Range 11 East of the Willamette Meridian lying Southerly of the Dairy-Bonanza Highway, EXCEPTING a tract conveyed to W. H. Casebeer by Deed recorded on page 620, of Volume 93, Klamath County Deed records and more particularly described as follows: That portion of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 8 described as follows: Beginning 866 feet South of the corner common to Sections 4, 5, 8 and 9 in the middle of the Dairy-Bonanza Highway; thence South 454 feet; thence West 660 feet; thence North 885 feet to the middle of said highway; thence South 56°52' East 789 feet to the place of beginning.

Also the E $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 8, Township 39 South, Range 11 East of the Willamette Meridian.

Also all that portion of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 8, Township 39 South, Range 11 East of the Willamette Meridian, lying Northerly from the center line of the Old Bonanza-Klamath Falls Road.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of First American Title the 19th day
of March A.D., 19 98 at 1:13 o'clock P. M., and duly recorded in Vol. M98
of Deeds on Page 8787

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Rosa