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96 MAR 20 19:28 Vol. M98 Page 8852

STATE OF OREGON,

County of \_\_\_\_\_ } ss.

I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book/reel/volume No. \_\_\_\_\_ on page \_\_\_\_\_ and/or as fee/file/instrument/microfilm/reception No. \_\_\_\_\_, Record of Deeds of said County.

Witness my hand and seal of County affixed.

NAME \_\_\_\_\_

TITLE \_\_\_\_\_

By \_\_\_\_\_, Deputy.

SPACE RESERVED  
FOR  
RECORDER'S USE

Grantor's Name and Address

Grantee's Name and Address

After recording, return to (Name, Address, Zip): &amp; taxes to:

Charles & Selena MastenP.O. Box 156Bonanza, OR 97623

Until requested otherwise, send all tax statements to (Name, Address, Zip):

## WARRANTY DEED

KNOW ALL BY THESE PRESENTS that

STANLEY C. MASTEN AND PATRICIA A. MASTENhereinafter called grantor, for the consideration hereinafter stated, to grantor paid by CHARLES MASTEN AND SELENA MASTEN, HUSBAND AND WIFE

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in KLAMATH County, State of Oregon, described as follows, to-wit:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN.....

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state): \_\_\_\_\_

\_\_\_\_\_ and that grantor will warrant and forever defend the 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 350,000.00 .00. However, the actual consideration consists of or includes other property or value given or promised which is ☒ the whole ☐ part of the (indicate which) consideration. (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument this 13th day of March, 1998; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Stanley C. Masten

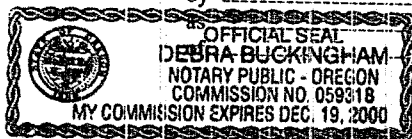
STANLEY C. MASTEN

Patricia A. Masten

PATRICIA A. MASTEN

STATE OF OREGON, County of KlamathThis instrument was acknowledged before me on 3:18, 1998, by Stanley C. Masten and Patricia A. Masten

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_, by \_\_\_\_\_



Notary Public for Oregon

My commission expires 12/19/2000

**EXHIBIT "A"**  
**DESCRIPTION OF PROPERTY**

The SE  $\frac{1}{4}$  SW  $\frac{1}{4}$ , and SW  $\frac{1}{4}$  SE  $\frac{1}{4}$  of Section 33, Township 38 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

Lots 2, 3, 4 and SW  $\frac{1}{4}$  NE  $\frac{1}{4}$ , S  $\frac{1}{2}$  NW  $\frac{1}{4}$ , SW  $\frac{1}{4}$  and W  $\frac{1}{2}$  SE  $\frac{1}{4}$  of Section 4; the N  $\frac{1}{2}$  NE  $\frac{1}{4}$ , SW  $\frac{1}{4}$  NE  $\frac{1}{4}$  and NW  $\frac{1}{4}$  of Section 9, excepting right of way conveyed to Horsefly Irrigation District, by deed recorded at page 218 of Volume 49 of Deeds, and right of way conveyed to Klamath County, Oregon, by deed recorded on page 83 of Volume 64 of Deeds, said Sections 4 and 9 being in Township 39 south, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

Beginning at the point of intersection of the East and West center line of Section 9, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon with the Northeasterly boundary line of the right of way of the Dairy-Bonanza Highway as the same is now located and constructed; thence North  $89^{\circ}50'$  East along the said East West center line of said Section 9, 384.50 feet; thence Southerly and parallel with the Easterly boundary of said Section 9, 249.2 feet, more or less, to a point in the Northeasterly boundary line of said right of way of the Dairy-Bonanza Highway; thence Northwesterly along said right of way line to the point of beginning, and also

Beginning at a point in the East and West center line of Section 9, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, from which the point of intersection of the said East and West center line of Section 9 with the Northeasterly boundary line of the right of way of the Dairy-Bonanza Highway as the same is now located and constructed bears South  $89^{\circ}50'$  West 384.5 feet distant and running thence Southerly and parallel with the Easterly boundary of the said Section 9, 249.2 feet, more or less to a point in the Northeasterly boundary line of the right of way of the Dairy-Bonanza Highway; thence Southeasterly along said right of way line 849.3 feet, more or less, to its intersection with the West line of Bowne Ave., (now vacated) of Bowne Addition to Bonanza, Oregon, the plat whereof is on file in the record in the office of the County Clerk of Klamath County, Oregon; thence North along the said West line of Bowne Ave. (now vacated) 711.8 feet, more or less, to its intersection with the said East and West center line of the said Section 9; thence South  $89^{\circ}50'$  West 713.6 feet, along the said East and West center line to the point of beginning.

A tract of land in the E  $\frac{1}{2}$  NE  $\frac{1}{4}$  of Section 8, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the East line of said NE  $\frac{1}{4}$ , said point being North a distance of 239 feet from the Southeast corner thereof; thence Northwest, in a straight line to a point on the North line of the SE  $\frac{1}{4}$  NE  $\frac{1}{4}$ , said point being West a distance of 660 feet from the Northeast corner thereof; thence North a distance of 885 feet to the center line of the Dairy-Bonanza Highway; thence South 56°52' East, along said center line, a distance of 789 feet to a point on the East line of said NE  $\frac{1}{4}$ , said point being South a distance of 866 feet from the Northeast corner of Section 8; thence South on said East line a distance of 1535 feet more or less to the point of beginning.

The SE  $\frac{1}{4}$  NE  $\frac{1}{4}$  of Section 9, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon

EXCEPTING that tract of land conveyed to Klamath County School District by instrument recorded January 17, 1969 in Volume M69, page 455, Deed records of Klamath County, Oregon, described as follows:

Beginning at a 5/8" X 30" iron pin with cap marking the East one-fourth corner of said Section 9 as shown on the Bowne Addition to Bonanza subdivision plat; thence North 00°13'25" West along the East line of said Section 9 a distance of 113.25 feet to a 5/8" x 30" iron pin with cap; thence North 89°40'10" West along the Easterly extension of and along the Southerly edge of an existing fence a distance of 261.45 feet to a 5/8" x 30" iron pin with cap which is 1.5 feet Southeasterly of an existing fence corner; thence South 40°48'40" West along the Easterly edge of an existing fence a distance of 152.00 feet to an "x" in the bottom of a concrete irrigation box which is four feet Southeasterly of an existing fence corner; thence South 01°35'10" East a distance of 41.91 feet to a 5/8" x 30" iron pin with cap on the centerline of vacated Klamath Street; thence South 89°51'10" East along the centerline of vacated Klamath Street a distance of 360.00 feet to a 5/8" x 30" iron pin with cap on the centerline of Carroll Avenue; thence North 00°04'35" East along the centerline of Carroll Avenue a distance of 43.10 feet to the point of beginning, EXCEPTING the un-vacated portion of Carroll Avenue as shown on the Grandview Addition to Bonanza subdivision plat.

ALSO EXCEPTING that portion conveyed to Patrick W. Kelly and Cynthia A. Kelly, by deed recorded November 14, 1996 in Volume M96, page 35865, Deed records of Klamath County, Oregon, more particularly described as follows:

A tract of land situated in the SE  $\frac{1}{4}$  SE  $\frac{1}{4}$  NE  $\frac{1}{4}$  of Section 9, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at a point on the North line of that tract of land conveyed to Klamath County School District described in Volume M69 on page 455 of the Klamath County Deed Records and the West line of Carroll Avenue, from which the East  $\frac{1}{4}$  corner of said Section 9 bears S. 14°46'22" E. 117.30 feet; thence N. 89°40'10" W. along the North line of said tract of land, 122.44 feet; thence N. 02°01'13" E. along the fence line, 212.21 feet; thence S. 74°39'31" E. along the fence line, 119.41 feet, to the West line of Carroll Avenue; thence S. 00°03'44" W. 181.19 feet to the point of beginning, containing 23,420 square feet, with bearings based on record of Survey No. 1327.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of First American Title the 20th day  
of March A.D., 19 98 at 9:28 o'clock A. M., and duly recorded in Vol. M98  
of Deeds on Page 8852.

FEE \$40.00

By Bernetha G. Leisch, County Clerk  
Kathleen Ross