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'98 MAR 20 A9:28 Vol. 1798 Page 8855

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): & Taxes to:

S.C. & Patricia Masten

9567 Greenbrier Drive

Klamath Falls, OR 97603

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

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that

CHARLES B. MASTEN

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by

S.C. MASTEN AND PATRICIA A. 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. [Ⓢ] 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.

Charles Masten
CHARLES B. MASTEN

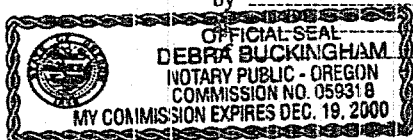
STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on

by Charles B. Masten

This instrument was acknowledged before me on

by



Notary Public for Oregon

My commission expires

12-19-2000

EXHIBIT "A"
DESCRIPTION OF PROPERTY

The SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 2, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

The E $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 3, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

The N $\frac{1}{2}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 10, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING that portion commencing with the Southwest corner of the N $\frac{1}{2}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 10; thence East and parallel with the South line of Section 10, 32 rods; thence Northerly at right angles 10 rods; thence West parallel with the South line of Section 10, 32 rods to the point of beginning.

The N $\frac{1}{2}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 11, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

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 8855

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Ross