

56873

MTC 44394-KA

WARRANTY DEED Vol. m98 Page 13458

JEAN LLOYD,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

ROBERT L. MEHRTEN AND KATHLEEN M. MEHRTEN, AS TRUSTEES OF THE MEHRTEN FAMILY TRUST DATED MARCH 26, 1991,

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.

98 APR 23 AM 1:51

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 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: 14034 Meiss Rd., Sloughhouse, CA 95683

Dated this 24th day of April, 19 98

Jean Lloyd  
 JEAN LLOYD

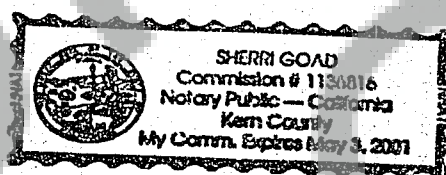
STATE OF California

SS.

April 2119 98COUNTY OF KernPersonally appeared the above named JEAN LLOYD

and acknowledged the foregoing instrument to be her voluntary act.

(seal)



Before me:

Sherril Goad  
 Notary Public for KERN  
 My commission expires 5-3-2001

ESCROW NO. MT44394-KA

Return to:

ROBERT MEHRTEN14034 Meiss Rd.Sloughhouse, CA 95683

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13459

STATE OF CALIFORNIA

County of KERN

Title or type of Document \_\_\_\_\_

Number of Pages \_\_\_\_\_

Date of Document \_\_\_\_\_

Signer(s) Other than named below \_\_\_\_\_

On April 21, 1998

before me

Sherri Goad Notary Public

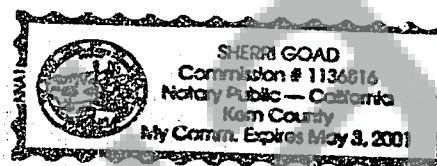
personally appeared

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Sherri Goad  
Notary Public in and for said County and State

(Seal)



STATE OF CALIFORNIA

County of \_\_\_\_\_

Title or type of Document \_\_\_\_\_

Number of Pages \_\_\_\_\_

Date of Document \_\_\_\_\_

Signer(s) Other than named below \_\_\_\_\_

On \_\_\_\_\_

before me \_\_\_\_\_

personally appeared

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature \_\_\_\_\_  
Notary Public in and for said County and State

(Seal)

UD01 (Rev. 4/94)



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

PARCEL 1:

A tract of land situate in Government Lot 1, Section 15, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon and being more particularly described as follows:

Beginning at the Northwest corner of Section 15, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, and running thence North 89 degrees 42' 15" East 400.0 feet along the North line of said Section 15, thence South 62.42 feet; thence South 50 degrees 43' 50" East 453.16 feet; thence South 76 degrees 17' 30" East 886.79 feet; thence South 34 degrees 25' 40" East 536.01 feet to the true point of beginning of this description; thence continuing South 34 degrees 25' 40" East 378.25 feet, more or less to the South line of said Lot 1; thence South 89 degrees 25' 15" West along said South Lot line, 481.63 feet to a point on the bank of Williamson River; thence North 34 degrees 25' 40" West 110.0 feet; thence North 55 degrees 34' 20" East 400.0 feet to the true point of beginning of this description.

PARCEL 2:

A parcel of land situated in Section 15, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a 5/8 inch iron rod with an aluminum cap marking the Southeast corner of Government Lot 1 of said Section 15, thence South 89 degrees 53' 17" West 390.56 feet to a 5/8 inch iron rod marking the Southwest corner of Block 5 of Woodland Park subdivision; thence South 580.00 feet to a 5/8 inch iron rod; thence East, 420.55 feet to a 1/2 inch iron rod; thence North, 581.07 feet to a 1/2 inch iron rod on the Southerly boundary of Woodland Park; thence South 89 degrees 25' 20" West, 30.00 feet to the point of beginning.

TOGETHER WITH a non-exclusive roadway easement through the Southwest corner of Lot 1 in Block 5 of Woodland Park that is described in that certain Agreement for Easement dated December 3, 1979 and recorded December 31, 1979 in Book Volume M-79 on page 29827, Klamath County Records.

SUBJECT, however, to a 30 foot roadway easement parallel and adjacent to the East and West Boundary of the above described property.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ Amerititle \_\_\_\_\_  
of April A.D., 19 98 at 11:51 o'clock A. M., and duly recorded in Vol. M98 day  
of Deeds on Page 13458.

FEE \$40.00

By Bernetha G. Letsch, County Clerk  
Kathleen Reed