

57451

18 MAY -1 P3:24

Vol. 1098 Page 14766

After recording return to:

Robert D. Boivin  
Boivin, Jones, Uerlings,  
Dilaconi & Oden, P.C.  
110 No. 6th Street  
Klamath Falls, Oregon 97601

Until a change is requested,  
all tax statements are to be  
sent to the following address:

No Change

ATE 47586

STATUTORY WARRANTY DEED

CATHERINE WEISER, Grantor, conveys and warrants to FRANK H. WALLACE and PEGGY L. WALLACE, husband and wife, Grantees, the following-described real property free of encumbrances as of March 16, 1989, except as specifically set forth herein:

The S 1/2 SE 1/4, SE 1/4 SW 1/4 of Section 5; and the W 1/2 NE 1/4 of Section 8, all in Township 41 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

The E 1/2 SW 1/4 of Section 32, Township 40 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

The E 1/2 NW 1/4, NE 1/4 SW 1/4, NE 1/4 SE 1/4 of Section 5; the E 1/2 NW 1/4 of Section 8, all in Township 41 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

The NW 1/4 SE 1/4 of Section 5, Township 41 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

EXCEPTING THEREFROM that portion lying within Cheyne Road.

THIS PROPERTY IS ALSO KNOWN AS

Parcels 1, 2 and 3 of LP 30-94 situated in the E 1/2 SW 1/4 of Section 32, Township 40 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon. The E 1/2 W 1/2 and the SE 1/4 of Section 5, and the E 1/2 NW 1/4 and the W 1/2 NE 1/4 of Section 8, Township 41 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

## ALL SUBJECT TO:

(1) Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, easements, contracts, water and irrigation rights in connection therewith;

(2) Reservations contained in Deed from August L. Andrieu, also known as Auguste L. Andrieu, Auguste Leon Andrieu, and A. L. Andrieu and Mary C. Andrieu, also known as Marie C. Andrieu, his wife, to Leon R. Andrieu and Minnie R. Andrieu, husband and wife, dated January 15, 1949, recorded July 23, 1954, on page 221 of Volume 268 of Deeds, records of Klamath County, Oregon, as follows: "Subject to all exceptions and reservations, including right of way and joint use of canals, ditches, dikes and roadways in accordance with contract of record, dated January 15, 1949, wherein Grantors are Vendors and Grantees are Purchasers, "reference to which is hereby made;

(3) Easements and rights of way of record or apparent on the land;

(4) Contract of Sale between Leland L. Cheyne and Bonita H. Cheyne, husband and wife, as Vendors and Carrie B. Weiser and Catherine Weiser, acting by and through her Conservator Carrie B. Weiser, as Vendees, dated August 21, 1975, recorded September 17, 1975, in volume m-75, page 11212 of Deeds, records of Klamath County, Oregon;

(5) Judgment against Carrie B. Weiser and in favor of Dr. Wally F. Dean, entered June 26, 1986, in the amount of \$939.30.

## AND FURTHER SUBJECT TO THE FOLLOWING EXCEPTION:

The property described above was disqualified for farm use in tax year 1987-88, and as a result thereof, became subject to back taxes. It remains subject to additional tax, plus interest and penalties, levied for the number of years in which farm use assessment was in effect for the land, and grantees take subject to this liability or potential liability, as the case may be.

The true consideration for this conveyance is \$225,000, in fulfillment of a land sale contract dated March 16, 1989, and recorded in the official records of Klamath County, Oregon, on March 20, 1989, at Book M-89, page 4633, and as modified on September 16, 1992, which modification was recorded on September 17, 1992, at book M-92, page 21193.

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.

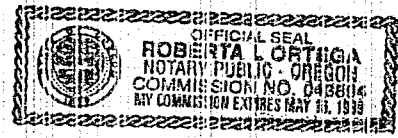
DATED this 1st day of May, 1998.

Catherine Weiser  
Catherine Weiser

State of Oregon )  
County of Klamath ) ss.

Personally appeared the above-named Catherine Weiser and acknowledged the foregoing instrument to be her voluntary act and deed this 1st day of May, 1998.

Bernetha G. Leisch  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 5-16-99



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 1st day of May A.D., 19 98 at 3:24 o'clock P. M., and duly recorded in Vol. M98 of Deeds on Page 14766.

FEE \$40.00

By Bernetha G. Leisch Bernetha G. Leisch, County Clerk