

57678

MTC 44005-191 1192 Page 15218
WARRANTY DEED

DOROTHY M. BUCHANAN,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
FRANK ETCHEVERS and BERNIECH L. ETCHEVERS, husband and wife,
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.

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 \$ 208,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 29270 DOAK ROAD, CHILOQUIN, OR 97624

Dated this 4th day of May, 1998

Dorothy M. Buchanan
DOROTHY M. BUCHANAN

STATE OF OREGON SS. 5/4 19 98
COUNTY OF KLAMATH

Personally appeared the above named _____
DOROTHY M. BUCHANAN

and acknowledged the foregoing instrument to be her voluntary act.



(seal)

Before me:

Kristi L. Redd
Notary Public for OREGON
My commission expires 11/16/99

ESCROW NO. MT44005-KR

Return to:
FRANK ETCHEVERS
29270 DOAK ROAD
CHILOQUIN, OR 97624

EXHIBIT "A" LEGAL DESCRIPTION

PARCEL 1:

That portion of the North 200 feet of Government Lot 9 (as measured along the East line of Government Lot 9) lying Northeasterly of the Old Dalles-California Highway in Section 5, Township 36 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2:

Government Lots 1, 2, 7 and 8 of Section 5, Township 36 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 3:

That part of Government Lot 12, Section 4, Township 36 South, Range 7 East of the Willamette Meridian, described as follows:

Beginning at the Southwest corner of Government Lot 12, Section 4, Township 36 South, Range 7 East of the Willamette Meridian, in Klamath County, Oregon; thence North along the West line of said Lot 12, 361.5 feet; thence East 361.5 feet; thence South 361.5 feet; thence West along the South line of said Lot 12, 361.5 feet to the place of beginning.

PARCEL 4:

Government Lots 3, 4, 5, 6, 11 and 12, Section 4, Township 36 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, less the 3-acre parcel described as Parcel 3 hereinabove.

ALSO EXCEPTING THEREFROM a tract of land situated in Government Lots 3, 6 and 11 of Section 4, Township 36 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

All that portion of said Government Lots 3, 6 and 11 of Section 4 lying East of the following described line:

Beginning at a point of the North line of said Government Lot 3, from which the Northwest corner of said Section 4 bears North 89 degrees 37' 01" West 1,649.03 feet; thence South 09 degrees 21' 04" East 2,344 feet, more or less, to a point on the South line of said Government Lot 11, with bearings based on record of Survey #5006 on file at the office of the Klamath County Surveyor.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ A merit title _____ the _____ 6th _____ day
of _____ May _____ A.D., 19 _____ 98 at _____ 9:29 _____ o'clock _____ A. M., and duly recorded in Vol. _____ M98
of _____ Deeds _____ on Page _____ 15218 _____

FEE \$35.00

By _____ Bernetha (L) Letsch, County Clerk