

58813

MTC 44486-KA
WARRANTY DEEDVol. 1798 Page 17970

DOUGLAS S. GOLDEN and LINDA GOLDEN, husband and wife,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
SELBY L. HESTER and LUCILLE E. HESTER, 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 \$ 70,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: P.O. BOX 1505, KLAMATH FALLS, OR 97601-0082

Dated this 26 day of May, 1998

Douglas S. Golden
DOUGLAS S. GOLDEN

Linda Golden
LINDA GOLDEN

STATE OF Oregon SS. May 26 1998
COUNTY OF Klamath

Personally appeared the above named Douglas S. Golden
& Linda Golden

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Kirsten Jensen
Notary Public for Oregon
My commission expires 4/2/02

ESCROW NO. MT44486-KA

Return to:

SELBY L. HESTER

P.O. BOX 1505

KLAMATH FALLS, OR 97601-0082

EXHIBIT "A" LEGAL DESCRIPTION

PARCEL 1:

A tract of land situated in the SW1/4 NE1/4 of Section 35, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at the Southwest corner of the SW1/4 NE1/4 of said Section 35; thence Northerly along the West line of the SW1/4 NE1/4 of said Section 35, 195 feet; thence Easterly at right angles to the said West line 40 feet to the true point of beginning of this description; thence continuing Easterly 20 feet; thence Northerly parallel to the West line of the SW1/4 NE1/4 of said Section 35, 45 feet; thence Westerly at right angles to said West line 20 feet; thence Southerly to the true point of beginning.

PARCEL 2:

A tract of land situated in the SW1/4 NE1/4 of Section 35, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at the Southwest corner of the SW1/4 NE1/4 of said Section 35; thence Northerly along the West line of the SW1/4 NE1/4 of said Section 35, 195 feet; thence Easterly at right angles to the said West line 60 feet; thence Northerly parallel to said West line 15 feet to the true point of beginning of this description; thence Easterly at right angles to the West line of the SW1/4 NE1/4 of said Section 35 to a point on the Southerly right of way line of the Enterprise Irrigation District Canal as constructed; thence Northwesterly along said Southerly right of way line of said canal to a point which is 60 feet from, measured at right angles to the West line of the SW1/4 NE1/4 of said Section 35; thence Southerly to the true point of beginning.

PARCEL 3:

A tract of land situated in the W1/2 W1/2 SW1/4 NE1/4 of Section 35, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at a point on the West line of the SW1/4 NE1/4 of said Section 35, said point being Northerly 325.0 feet from the Southwest corner of the SW1/4 NE1/4 of said Section 35; thence Easterly at right angles to the West line of the SW1/4 NE1/4 of said Section 35 to the East line of the W1/2 W1/2 SW1/4 NE1/4 of said Section 35; thence Southerly along said East line to the Southerly right-of-way line of the Enterprise Irrigation District Canal as presently constructed; thence Northwesterly along said Southerly right-of-way line of said canal to the West line of the SW1/4 NE1/4 of said Section 35; thence Northerly along said West line to the point of beginning. EXCEPTING THEREFROM, the Westerly 60 feet of the above described tract of land.

TOGETHER WITH an Easement disclosed in Agreement recorded April 20, 1972, in Volume M72 page 4181, Deed Records of Klamath County, Oregon, and Easement disclosed by Stipulated Judgment Order entered January 13, 1989, in Case #87-414 CV in the Circuit Court Records of the State of Oregon for Klamath County.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Ameri title the 27th day
of May A.D., 19 98 at 3:32 o'clock P. M., and duly recorded in Vol. M98,
of Deeds on Page 17970.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Karlton Rose