

58907

MTC 44681-MG  
WARRANTY DEEDVol. 1998 Page 18191

TERESA VICK,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
 THOMAS C. DICKERT and MARIA I. LOPEZ, with the rights of survivorship,  
 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 \$ 200,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
 following address: P. O. Box 966 Klamath Falls OR 97601

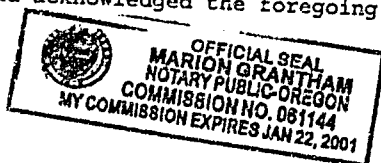
Dated this 28 day of May, 1998

Teresa Vick  
 TERESA VICK

STATE OF OregonCOUNTY OF KlamathSS. May 28 19 98

Personally appeared the above named Teresa Vick

and acknowledged the foregoing instrument to be her voluntary act.



Before me:

Marion Grantham  
 Notary Public for Oregon  
 My commission expires 1/22/01

(seal)

ESCROW NO. MT44681-MG

Return to:

THOMAS C. DICKERT  
 PO Box 966  
 Klamath Falls OR 97601

EXHIBIT "A"  
LEGAL DESCRIPTION

18192

The following described real property situated in Klamath County, Oregon.

A portion of that tract of land recorded in Volume 287 page 162, Deed Records of Klamath County, Oregon, described therein as being located in the N1/2 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, said portion of land being more particularly described as follows:

Beginning at the quarter section corner on the South boundary of above tract of land, which corner is monumented with an iron axle, with gear attached; thence North 685.67 feet and East 23.36 feet to an iron rod with metal cap (surv. Kap) at angle point on the West boundary of above said tract of land, and being the true point of beginning of this description; thence South 42 degrees 13' 19" East 50.04 feet; thence North 53 degrees 54' 30" East 50.00 feet; thence along the arc of a 50.00 foot radius curve to the right, 78.54 feet (long chord bears South 81 degrees 05' 30" East 70.71 feet); thence North 53 degrees 54' 30" East 262.68 feet, more or less, to the Southwesterly right of way boundary of Greensprings Drive (County Road); thence along said boundary on the following three courses: (1) along the arc of a 4 degree curve to the left, 42.60 feet (long chord bears North 42 degrees 28' 40" West 42.59 feet) (2) North 43 degrees 17' West 299.60 feet (3) along the arc of a 15 degree curve to the left 88.12 feet (long chord bears North 51 degrees 07' 30" West 87.85 feet to an iron rod on the West boundary of aforesaid tract of land); thence along said South 6 degrees 56' West 444.10 feet, more or less to the true point of beginning of this description.

Also a 50.00 foot roadway traversing on, over and across the above mentioned tract of land recorded in Volume 287 page 162, Deed Records of Klamath County, Oregon for purpose of ingress and egress to and from that portion of tract of land particularly described above; the centerline of aforementioned 50.00 foot roadway being particularly described as follows:

Beginning at the quarter section corner at the center of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, which corner is marked with an iron axle, with gear attached; thence North 89 degrees 30' West along the centerline of Section 5, a distance of 340.24 feet, more or less, to the Easterly right of way boundary of Riverside Street (County Road); thence along said right of way boundary North 19 degrees 42' East 70.56 feet and North 16 degrees 48' East 76.44 feet to the true point of beginning of this description; thence South 73 degrees 12' East 20.55 feet; thence along the arc of a 50.00 foot radius curve to the left 66.61 feet (long chord bears North 68 degrees 38' East 61.80 feet); thence North 30 degrees 28' East 139.15 feet; thence along the arc of a 115.00 radius curve to the right, 166.42 feet (long chord bears North 71 degrees 55' 30" East, 152.28 feet; thence South 66 degrees 37' East 258.39 feet; thence along the arc of an 86.05 foot radius curve to the left 106.14 feet (long chord bears North 78 degrees 02' 51" East 99.54 feet); thence along the arc of a 50.00 foot radius curve to the left, 68.77 feet (long chord bears North 3 degrees 18' 36" East 63.48 feet); thence North 36 degrees 05' 30" West 440.00 feet, more or less, to the boundary of that portion of tract of land aforesaid.

Also an easement, 16.00 feet in width along the Westerly boundary of aforesaid tract of land for utilities, as power, gas, water, telephone, etc., from the Southerly boundary thereof to the boundary of the portion particularly described herein above.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 29th day  
of May A.D., 19 98 at 11:48 o'clock A. M., and duly recorded in Vol. M98  
of Deeds on Page 18191.

FEE \$35.00

By Kathleen R. Ross Bernetha G. Letsch, County Clerk