

59458

WTC 44806-MG
WARRANTY DEEDVol. 1192 Page 19585

JOHN L. BAUMANN and PATRICIA A. BAUMANN, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to: LARRY E. SMITH and LINDEN E. SMITH, as tenants by the entirety, 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 \$ 195,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 6340 TINGLEY LANE, KLAMATH FALLS, OR 97603

Dated this 8th day of June, 1998.

John L. Baumann
JOHN L. BAUMANN

Patricia A. Baumann
PATRICIA A. BAUMANN

STATE OF Oregon

SS.

June 8

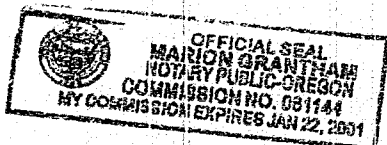
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COUNTY OF Klamath

Personally appeared the above named John L. Baumann and

Patricia A. Baumann

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

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

ESCROW NO. MT44806-MG

Return to:

LARRY E. SMITH
6340 TINGLEY LANE
KLAMATH FALLS, OR 97603

EXHIBIT "A"
LEGAL DESCRIPTION

All that portion of Government Lot 7 and Government Lot 13, Section 20, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, lying North of the First Unit Main Drain and South of the 1-K Drain of the Klamath Project, being more particularly described as follows:

Beginning at a point where the Southerly right of way line of the 1-K Drain intersects the East boundary of said Section 20, which point bears South 109.8 feet from the Northeast corner of said Section 20; thence South, along the Section line 541.0 feet, more or less, to the Northerly right of way line of the First Unit Main Drain; thence along said Northerly right of way line of the First Unit Main Drain South 74 degrees 37' West 150 feet; thence on a curve to the right with a 393 foot radius and a distance of 149.7 feet, measured in 50 foot chords; thence North 83 degrees 33' West, 141 feet; thence on a curve to the left with a 371 foot radius and a distance of 286.1 feet, measured in 50 foot chords; thence South 52 degrees 15' West, 400.00 feet; thence South 67 degrees 25' West 321.1 feet, more or less, to a point on the West line of Lot 7 of Section 20; thence North along the West line of Government Lot 7 and Government Lot 13 of Section 20, 1,120.2 feet, more or less, to a point in the Southerly right of way line of the 1-K Drain, which point bears South 10 feet from the Northwesterly corner of said Government Lot 13 of Section 20; thence North 89 degrees 55' East, along the Southerly right of way line of said 1-K Drain, 631.0 feet; thence on a curve to the right with a 563 foot radius and a distance of 86.9 feet; thence South 81 degrees 04' East 606.7 feet, more or less, to the point of beginning.

SAVE AND EXCEPTING 30 feet off the East side of the NE1/4 NE1/4 of Section 20, Township 39 South, Range 9 East of the Willamette Meridian.

ALSO SAVING AND EXCEPTING the following:

A tract of land situated in Government Lots 7 and Government 13, Section 20, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the intersection of the Southerly line of the 1K Drain and the Westerly right of way line of the Old Midland Highway; thence Northwesterly along the Southerly right of way line of the 1K Drain, 680 feet; thence continuing Westerly along said drain 700 feet; thence South 400 feet; thence East to a point that is South, 350 feet from the point of beginning and located on the Westerly right of way line of said highway; thence North along said highway 350 feet to the point of beginning.

STATE OF OREGON; COUNTY OF KLAMATH : ss.

Filed for record at request of Amerititle the 9th day
of June A.D., 19 98 at 11:35 o'clock A.M., and duly recorded in Vol. M98
of Deeds on Page: 19585.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kardun Road