

59537

Vol. 198 Page 19779

After recording return to:

STANLEY B. AYRES~~STANLEY B. AYRES~~ P.O. Box 1462LA PINE, OR 97739

'98 JUN 10 AM 1:48

TITLE ORDER NO: 47786

KEY ESCROW NO: 41-1575

Until a change is requested tax statements
shall be sent to the following address:
SAME AS ABOVE

ATC #04047786
WARRANTY DEED -- STATUTORY FORM
(INDIVIDUAL or CORPORATION)

MICHAEL J. MEALUE and LYND A. MEALUE, husband and wife Grantor,

conveys and warrants to:

STANLEY B. AYRES, an individual, Grantee,

the following described real property free of encumbrances except as
specifically set forth herein:

SEE EXHIBIT "A" WHICH IS MADE A PART HEREOF BY THIS REFERENCE

Tax Account No: 150339

Map No: 2408-36DC-1800

Tax Account No: 150357

Map No: 2406-36DC-1900

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 FINE 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 consideration for this conveyance is \$49,000.00. However, if
the actual consideration consists of or includes other property or other
value given or promised, such other property or value was part of the/the
whole of the (indicate which) consideration.

If grantor is a corporation, this has been signed by authority of the Board of
Directors.

Dated this 5th day of June, 1998.

GRANTOR(S)

Michael J. Mealue
MICHAEL J. MEALUE

Lynda A. Mealue
LYNDA A. MEALUE

STATE OF OREGON, County of _____ ss.

This instrument was acknowledged before me on _____, 1998,
by MICHAEL J. MEALUE and LYND A. MEALUE

Notary Public for Oregon

My commission expires: _____

See Attached



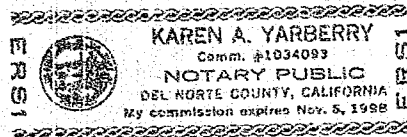
19780

STATE OF CALIFORNIA }
COUNTY OF Del Norte } ss.

On June 5, 1998, before me, Karen A. Yarberry, Notary
personally appeared Michael J. Mealuc and
Lynda A. Mealuc, personally known to me
(~~or proved to me on the basis of satisfactory evidence~~) to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same
in his/~~her~~/their authorized capacity(ies), and that by his/~~her~~/their signature(s) on the instrument the
person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature



(This area for official notarial seal)

Title of Document

Warranty Deed

Date of Document

No. of Pages

2

Other signatures not acknowledged

EXHIBIT "A"

Commencing at the South quarter corner of Section 36, Township 24 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon and further running North 0 degrees 32' East, 801.76 feet; thence South 89 degrees 15' East, a distance of 335.7 feet to the point of beginning; thence South 89 degrees 15' East, a distance of 335.5 feet; thence North 00 degrees 32' East, a distance of 125 feet; thence North 89 degrees 15' West, a distance of 335.5 feet; thence South 00 degrees 32' West, a distance of 125.0 feet to the point of beginning.

CODE 103 MAP 2408-36DC TL 1800

CODE 103 MAP 2408-36DC TL 1900

ALSO KNOWN AS

Parcel 1 of Minor Partition 52-82, in the County of Klamath, State of Oregon.

Parcel 2 of Minor Partition 52-82, in the County of Klamath, State of Oregon.

Parcel 3 of Minor Partition 52-82, in the County of Klamath, State of Oregon.

The policy shall be issued subject to the usual printed conditions and stipulations and exclusions from coverage appearing in such policy form and the following:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public record; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, not shown by the public records, reservations or exceptions in patents or in acts authorizing the issuance thereof, water rights, claims or title to water.
4. Any lien, or right to lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. Discrepancies, conflicts in boundary lines, shortage in area, encroachments or any other facts which a correct survey would disclose.
8. Rights of the public in and to any portion of the herein described premises lying within the boundaries of roads or highways.
9. This property lies within and is subject to the levies and assessments of the Fire Patrol District.
10. This property lies within and is subject to the levies and assessments of the Crescent Sanitary District.
11. Access Restrictions, including the terms and provisions thereof contained in Deed:

From: Ora F. Blay, a widower
 To: State of Oregon, by and through its State Highway Commission
 Dated: December 13, 1951
 Recorded: December 15, 1951
 Book: 251
 Page: 535

As amended by instrument:

Recorded: August 12, 1968
 Book: M-68
 Page: 7273

18581

19782

W. F. F. F. F.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 10th day
of June A.D. 19 98 at 11:48 o'clock A.M., and duly recorded in Vol. M98
of Deeds on Page 19779
FEE \$40.00
By Bernetha G. Leisch, County Clerk
Kathleen Rossi