

MARY ELIZABETH FITZPATRICK WHO ACQUIRED TITLE AS MARY E. AYRES AKA MARY ELIZABETH AYRES,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:
MICHAEL N. FITZPATRICK and MARY E. FITZPATRICK, 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.

JUN 22 P 3:31
38

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 \$. 0

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 7612 JACKS WAY, KLAMATH FALLS, OR 97603

Dated this 17th day of June, 19 98

Mary E. Fitzpatrick
MARY ELIZABETH FITZPATRICK

STATE OF Oregon

SS. June 17 19 98

COUNTY OF Klamath

Personally appeared the above named Mary Elizabeth Fitzpatrick

and acknowledged the foregoing instrument to be her voluntary act.



(seal)

Before me:
Marjorie A. Stuart
Notary Public for Oregon
My commission expires 12-20-98

ESCROW NO. MT44604-MS

Return to:

MICHAEL N. FITZPATRICK
7612 JACKS WAY
KLAMATH FALLS, OR 97603

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in the SW1/4 NW1/4, Section 18, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at a 5/8 inch iron pin on the East right of way line of State Highway No. 39 (Klamath Falls-Merrill Highway), said point being located South a distance of 1326.66 feet and East a distance of 29.61 feet from the bolt purportedly marking the Southwest corner of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, as set and shown by record of Survey No. 1018 filed in the office of the Klamath County Surveyor, said beginning point also being North a distance of 3989.91 feet and East a distance of 9.80 feet from the iron pin marking the Southwest corner of Section 18, Township 39 South, Range 10 East of the Willamette Meridian; thence North 89 degrees 47' 40" East along the Westerly extension of an old existing fence line and along said fence line 1001.20 feet; thence South 293.25 feet; thence North 70 degrees 49' 32" East 102.63 feet to a point on the arc of a 50-foot radius curve; thence Southeasterly along the arc of said curve (central angle = 102 degrees 21' 44") 90.25 feet; thence South 31 degrees 36' 12" East 104.55 feet; thence South 65 degrees 48' 00" West 10.00 feet; thence South 24 degrees 12' 00" East 180.00 feet; thence South 65 degrees 48' 00" West 91.43 feet to the beginning of a curve; thence along the arc of said curve to the left (central angle = 42 degrees 41' 30" and radius = 135.77 feet) 101.16 feet; thence South 23 degrees 06' 30" West 74.72 feet; thence along the arc of a curve to the right (central angle = 113 degrees 45' 00" and radius = 100 feet) 198.53 feet; thence North 43 degrees 08' 30" West 185.00 feet to the true point of beginning of this description; thence North 46 degrees 51' 30" East 118.75 feet; thence North 43 degrees 08' 30" West 49.88 feet; thence on the arc of a curve to the left (central angle = 16 degrees 33' 45" and radius = 220 feet) 63.60 feet; thence South 30 degrees 17' 45" West 114.36 feet; thence South 43 degrees 08' 30" East 80.00 feet to the true point of beginning of this description.

A tract of land situated in the SW1/4 NW1/4, Section 18, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at a 5/8 inch iron pin on the East right of way line of State Highway No. 39 (Klamath Falls-Merrill Highway), said point being located South a distance of 1326.66 feet and East a distance of 29.61 feet from the bolt purportedly marking the Southwest corner of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, as set and shown by record of Survey No. 1018 filed in the office of the Klamath County Surveyor, said beginning point also being North a distance of 3989.91 feet and East a distance of 9.80 feet from the iron pin marking the Southwest corner of Section 18, Township 39 South, Range 10 East of the Willamette Meridian; thence North 89 degrees 47' 40" East along the Westerly extension of an old existing fence line and along said fence line 1001.20 feet; thence South 293.25 feet; thence North 70 degrees 49' 32" East 102.63 feet to a point on the arc of a 50-foot radius curve; thence Southeasterly along the arc of said curve (central angle = 102 degrees 21' 44") 90.25 feet; thence South 31 degrees 36' 12" East 104.55 feet; thence South 65 degrees 48' 00" West 10.00 feet; thence South 24 degrees 12' 00" East 180.00 feet; thence South 65 degrees 48' 00" West 91.43 feet to the beginning of a curve; thence along the arc of said curve to the left (central angle = 42 degrees 41' 30" and radius = 135.77 feet) 101.16 feet; thence South 23 degrees 06' 30" West 74.72 feet; thence along the arc of a curve to the right (central angle = 113 degrees 45' 00" and radius = 100 feet) 193.53 feet; thence North 43 degrees 08' 30" West 265.00 feet to the true point of beginning of this description; thence continuing North 43 degrees 08' 30" West 74.64 feet; thence North 65 degrees 09' 30" West 116.01 feet; thence North 00 degrees 16' 00" West 25.21 feet; thence North 89 degrees 47' 40" East 102.35 feet; thence along the arc of a curve to the right (central angle = 30 degrees 30' 05" and radius = 220.00 feet) 117.12 feet; thence South 30 degrees 17' 45" West 114.36 feet to the true point of beginning of this description.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 22nd day
of June A.D., 19 98 at 3:31 o'clock P.M., and duly recorded in Vol. M98
of Deeds on Page 21708.

FEE \$35.00

By Kathleen Ross Bernetha G. Letsch, County Clerk