



WARRANTY DEED

ATC 01048038

ASPEN TITLE ESCROW NO. 01048038

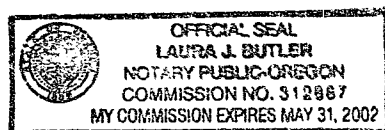
AFTER RECORDING RETURN TO:  
SAMUEL N. MATTERN, SR.P.O. Box 344  
Malin, OR 97632UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVESUSAN KROUSE, hereinafter called GRANTOR(S), convey(s) and  
warrants to SAMUEL N. MATTERN, SR., hereinafter called  
GRANTEE(S), all that real property situated in the County of  
Klamath, State of Oregon, described as:SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY  
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH  
HEREIN . . . . .

AKM  
sr

"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 30.390."

and covenant(s) that grantor is the owner of the above described  
property free of all encumbrances except covenants, conditions,  
restrictions, reservations, rights, rights of way and easements  
of record, if any, and apparent upon the land, contracts and/or  
liens for irrigation and/or drainage,and will warrant and defend the same against all persons who may  
lawfully claim the same, except as shown above.The true and actual consideration for this transfer is  
\$25,000.00.In construing this deed and where the context so requires, the  
singular includes the plural.IN WITNESS WHEREOF, the grantor has executed this instrument  
this 30th day of June, 1998.Susan Krouse by Billie KezerSUSAN KROUSE by Billie Kezer, her  
attorney in fact*her attorney in fact*

STATE OF OREGON, County of Klamath)ss.

The foregoing instrument was acknowledged before me this 30th  
day of June, 1998, by Billie Kezer as attorney in fact for Susan  
Krouse.Before me: William J. Aldington  
Notary Public for Oregon, My Commission Expires: 3-31-01

## EXHIBIT "A"

A piece or parcel of land situate in the Southeast portion of NE 1/4 of the NE 1/4 of Section 10, 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 South line of the drainage canal deeded to the United States by deed recorded in Book 99 at Page 480 of Klamath County Deed Records with the West line of the North and South road in the East side of said section known as Summers Lane; thence South along said West line of said road 100 feet; thence West and parallel to the South line of said drainage canal to the East line of the drainage canal described in deed to the United States recorded in Book 45 at Page 203; thence North along the East line of the drainage canal to its intersection with the South line of the first mentioned drainage canal; thence East along said South line of drainage canal to the place of beginning.

CODE 41 MAP 3909-10AA TL 4200

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 30th day  
of June A.D. 19 98 at 3:14 o'clock P M., and duly recorded in Vol. M98,  
of Deeds on Page 23102.

FEE \$35.00

By Bernetha G. Letsch, County Clerk  
Kathleen Ross