



61317

Vol. 1998 Page 23285

STATUTORY WARRANTY DEED

LARRY J. BATESON AND SHARRON G. BRENNEMAN, WHO ACQUIRED TITLE AS SHARRON
G. BATESON
conveys and warrants to ROGER D. HANSEN AND PATTY A. HANSEN, HUSBAND AND WIFE Grantor,
the following described real property free of liens and encumbrances, except as specifically set forth herein: Grantee,
SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION AND EXCEPTIONS WHICH IS MADE A
PART HEREOF BY REFERENCE HERETO

TAX ACCOUNT NO: 2408 036 DA 00900
2408 036 AO 00900
2408 036 DA 01000
2408 036 OO 01200

This property is free of liens and encumbrances, EXCEPT: ~~Excepted by County Deed and Survey~~
~~crossing easements~~

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 consideration for this conveyance is \$ 120,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 4TH day of June 19 98

LARRY J. BATESON

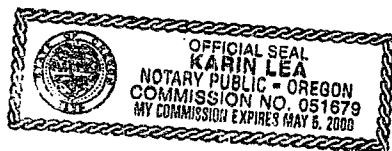
Sharon G. Breneman
SHARRON G. BRENNEMAN

STATE OF OREGON
County of DESCHUTES } ss.

BE IT REMEMBERED, That on this 4TH day of June 19 98, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named LARRY J. BATESON AND SHARRON G. BRENNEMAN (AKA SHARRON G. BATESON)

known to me to be the identical individual~~s~~ described in and who executed the within instrument and acknowledged to me that ~~THEY~~ SHE executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



Karin Lea
Notary Public for Oregon.
My Commission expires 5-5-2000

Title Order No. 44800
Escrow No. 9840135

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
ROGER D. HANSEN
4878 PALESTINE AVE NW
ALBANY, OR 97321
Name, Address, Zip
Until a change is requested all tax statement shall be sent to the following address.
ROGER D. HANSEN
4878 PALESTINE AVE NW
ALBANY, OR 97321
Name, Address, Zip

EXHIBIT "A"
LEGAL DESCRIPTION

23286

PARCEL 1

A tract of land located in the SE1/4 of Section 36, Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, to wit:

Beginning at the Northwest corner of the SE1/4; thence South along the quarter section line 880 feet; thence East and parallel to the North quarter section line to the Westerly right-of-way line of the Dalles-California Highway; thence Northeasterly along said right-of-way line to its intersection with the North line of the SE1/4; thence West along said North line to the true point of beginning, EXCEPT THEREFROM that portion lying Westerly of the Easterly line of the Klamath Northern Railroad right-of-way, and further excepting the following parcel: A portion of the SE1/4 described as follows: Commencing at the Northwest corner of the SE1/4; thence South along the quarter section line 880 feet; thence East and parallel to the North quarter section line to the Westerly right-of-way line of Dalles-California Highway, being the true point of the tract herein being conveyed; thence Northeasterly along the Westerly right-of-way line of the Dalles-California Highway, a distance of 200.0 feet to a point; thence Westerly and parallel to the North quarter section line, a distance of 400.0 feet; thence Southwesterly and parallel to the Westerly right-of-way line of the Dalles-California Highway a distance of 200.0 feet to a point located 400.0 feet Westerly of the point of beginning; thence Westerly of the point of beginning; thence Easterly and parallel to the North quarter section line, a distance of 400.0 feet to the true point of beginning.

PARCEL 2

A parcel of land lying in the NE1/4 SE1/4 of Section 36, Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, and being a portion of that property described in those deed to the State of Oregon, by and through its State Highway Commission, recorded in Book 251, page 160, Book 251, page 533 and Book 253, page 475 of Klamath County Record of Deeds the said parcel being that portion of said property lying Westerly of a line which is parallel to and 200 feet Westerly of the center line of the existing Dalles-California Highway.

PARCEL 3

Beginning at a point on the Westerly right-of-way line of U.S. Highway 97 (Dalles-California Highway), said point being opposite Engineers Station 43+67.60 and at the point where the East-West centerline of Section 36, Township 24 South, Range 8 East of the Willamette Meridian, intersects said highway right-of-way line; thence North 89 degrees 29', 1238.44 feet along East-West center line of said Section 36 to the Easterly right-of-way line of Klamath Northern Railway; thence North 39 degrees 37' West 51.54 feet along said railroad right-of-way line; thence South 89 degrees 29' East 1,224.86 feet to the Westerly right-of-way line of U.S. Highway 97; thence South 25 degrees 50' West 44.25 feet, more or less along said Highway right-of-way line to the point of beginning.

The above described parcel of land lies in the S1/2 NE1/4 of Section 36, Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

SUBJECT TO:

1. The assessment roll and the tax roll disclose that the premises herein described have been specially assessed as Farm Use Land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied; in addition thereto a penalty may be levied if notice of disqualification is not timely given.
2. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
3. Restrictions contained in deed from the State of Oregon, by and through its Highway Commission dated November 22, 1966 and recorded December 5, 1966 in Volume M66, page 12210, Microfilm Records of Klamath County, Oregon.
4. Limited access provisions contained in Deed from the State of Oregon, by and through its State Highway Commission, which provides that no right or easement of right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property.

Dated: November 22, 1966

Recorded: December 5, 1966

Volume: M66, page 12210, Microfilm Records of Klamath County, Oregon

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Ameri title the 1st day
of July A.D., 19 98 at 1:06 o'clock P. M., and duly recorded in Vol. M98
of Deeds on Page 23285.

FEE \$35.00

Bernetha G. Letsch, County Clerk
By Kathleen Rose