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98 JUL 17 P2:21

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STATUTORY WARRANTY DEED

KAREN ELLEN BIANE AND LYNN ANN GUSTAFSON, CO-TRUSTEES OF THE NED V. GOECKEN
LIVING TRUST DATED JUNE 3, 1998 _____ Grantor,
conveys and warrants to STANLEY C. MASTEN AND PATRICIA A. MASTEN TRUSTEES OF THE MASTEN
1998 TRUST _____ Grantee,
the following described real property free of liens and encumbrances, except as specifically set forth herein:
SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE
MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN.....

This property is free of liens and encumbrances, EXCEPT: Reservations and restrictions of
record, rights of way, and easements of record and those apparent upon the land,
contracts and/or liens for irrigation and/or drainage.

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 \$ 96,153.75 (Here comply with the requirements of ORS 93.030)

Dated this 06 day of July 19 98

X Karen Ellen Biane
KAREN ELLEN BIANE, PR AND TRUSTEE

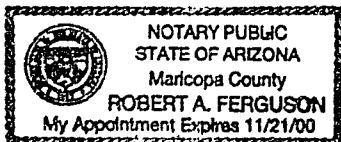
X Lynn Ann Gustafson
LYNN ANN GUSTAFSON, PR AND TRUSTEE

ARIZONA
STATE OF OREGON
County of MARICOPA } ss.

BE IT REMEMBERED, That on this 9 day of JULY, 19 98, before me, the
undersigned, a Notary Public in and for said County and State, personally appeared the within named
LYNN ANN GUSTAFSON

known to me to be the identical individual _____ described in and who executed the within instrument and acknowledged to
me that _____ 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.



Robert A. Ferguson ARIZONA
Notary Public for Oregon.
My Commission expires 11/21/00

Title Order No. K-52599
Escrow No. K52599D

After recording return to:
STANLEY C. MASTEN, TRUSTEE
9567 GREENBRIAR DRIVE
KLAMATH FALLS, OR 97603
Name, Address, Zip

Until a change is requested all tax statement shall be sent
to the following address.
STANLEY C. MASTEN, TRUSTEE
9567 GREENERIAR DRIVE
KLAMATH FALLS, OR 97603
Name, Address, Zip

THIS SPACE RESERVED FOR RECORDER'S USE

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

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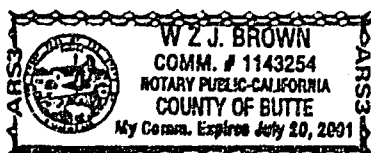
State of CALIFORNIA

County of TSUTTE

On 7/10/98 before me, W. Z. J. BROWN, NOTARY PUBLIC

personally appeared KAREN ELLEN BIANE
Name and Title of Officer (e.g., "Jane Doe, Notary Public")
Name(s) of Signer(s)

☒ 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]
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

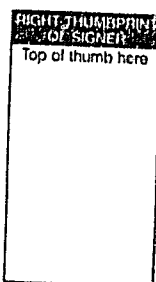
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- ☐ Individual
- ☐ Corporate Officer
Title(s): _____
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney-in-Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: _____

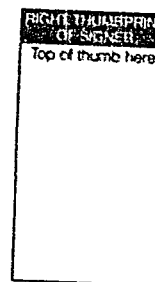
Signer Is Representing: _____



Signer's Name: _____

- ☐ Individual
- ☐ Corporate Officer
Title(s): _____
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney-in-Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: _____

Signer Is Representing: _____



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EXHIBIT "A"
DESCRIPTION OF PROPERTY

A tract of land situated in the SW $\frac{1}{4}$ NE $\frac{1}{4}$ and the W $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 3 and the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 10, all in Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at a 1-inch by 24-inch pin marking the $\frac{1}{4}$ corner common to said Sections 3 and 10; thence N $00^{\circ}15'00''$ W along the center section line of said Section 3, 2640.03 feet; thence N $86^{\circ}22'24''$ E along an existing fence line, 1324.11 feet to the east line of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 3; thence S $00^{\circ}16'14''$ E 2722.66 feet to the E $\frac{1}{16}$ corner common to said sections 3 and 10; thence S $00^{\circ}06'48''$ W, on the east line of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 10, 1150.73 feet to a $\frac{5}{8}$ inch iron pin; thence continuing on said line 12.00 feet; thence N $89^{\circ}48'38''$ W 1209.83 feet; thence N $00^{\circ}06'48''$ E 12.00 feet; thence N $89^{\circ}48'38''$ W 110.00 feet to a 1 $\frac{1}{2}$ inch by 30 inch iron pin on the west line of the NE $\frac{1}{4}$ of said Section 10; thence N $00^{\circ}02'06''$ W 1145.23 feet to the point of beginning, with bearings based on Survey No. 2388 as recorded in the office of the Klamath County Surveyor.

STATE OF OREGON: COUNTY OF KLAMATH : ss.

Filed for record at request of Klamath County the 17th day
of July A.D., 19 98 at 2:21 o'clock P. M., and duly recorded in Vol. M98
of Deeds on Page 26140

FEE \$40.00

By Bernetha G. Letsch, County Clerk
H. K. Ross

This report is for the exclusive use of the parties herein shown and is preliminary to the issuance of a title insurance policy and shall become void unless a policy is issued, and the full premium paid.