

64833

'98 AUG 19 P3:37

Vol. 198 Page 30577
MTC 45022-MG
WARRANTY DEED

CATHY KING,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:
 MICHAEL A. VASHAW and KRISTIE L. VASHAW, as tenants by the entirety.
 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.

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 \$ 28,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
 following address: 7414 Reeder Road KLAMATH FALLS, OR 97603

Dated this 18 day of August, 1998.

Cathy King
 CATHY KING

STATE OF Oregon ss. August 18 19 98
 COUNTY OF Klamath
 Personally appeared the above named Cathy King

and acknowledged the foregoing instrument to be her voluntary act.



(seal)

Before me,

Marion Grantham
 Notary Public for Oregon
 My commission expires 1/22/01

ESCROW NO. MT45022-MG

Return to:

MICHAEL A. VASHAW
 4477 MEMORIE LANE
 KLAMATH FALLS, OR 97603

EXHIBIT "A"
LEGAL DESCRIPTION

A portion of the SE1/4 of Section 19, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point 1396.34 feet North and 238.71 feet West of the Southeast corner of Section 19, Township 39 South, Range 10 East of the Willamette Meridian, being the Northwest corner of that parcel of land conveyed to William T. Hall and Betty J. Hall by deed recorded November 24, 1965 in Deed Volume M65, at page 4216; thence West 443.15 feet to the true point of beginning; thence West 221.57 feet to the Northeast corner of the parcel conveyed by deed recorded May 19, 1965 in Volume 361 at page 485, thence South 341.22 feet to the South line of the property described in deed recorded November 10, 1969, in Volume M69, at page 9420; thence North 87 degrees 09' East 221.79 feet; more or less, to the Southwest corner of that parcel described above as M65, page 4216, Microfilm Records of Klamath County, Oregon, thence North 330.19 feet to the true point of beginning.

TOGETHER WITH an easement for access to thee above described property over a strip of land 60.0 feet in width, the center line of which is described as follows:

Beginning at a point which is 1396.34 feet North and 903.42 feet West of the Southeast corner of Section 19, Township 39 South, Range 10 East of the Willamette Meridian, and running thence East 903.42 feet to the West right of way of the county road known as Reeder Road.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 19th day
of August A.D., 19 98 at 3:37 o'clock P. M., and duly recorded in Vol. M98
of Deeds on Page 30577.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Ross