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'98 SEP -4 P2:19

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## STATUTORY WARRANTY DEED

DAVID ARTHUR, AN ESTATE IN FEE SIMPLE

conveys and warrants to DAVID GLEN ARTHUR AND ELLIE POPP ARTHUR, HUSBAND AND WIFE, Grantor.

the following described real property free of liens and encumbrances, except as specifically set forth herein: Grantee,

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 \$ N/A

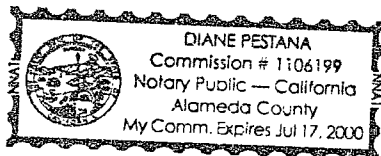
(Here comply with the requirements of ORS 93.030)

Dated this 28 day of August 19 98David ArthurSTATE OF California  
County of Alameda } ss.

BE IT REMEMBERED, That on this 01<sup>st</sup> day of Sept 19 98, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named DAVID ARTHUR

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



Diane Pestana  
Notary Public for Oregon  
My Commission expires July 17, 2000 California

Title Order No. K52754DEscrow No. K52754D

After recording return to:

DAVID GLEN ARTHUR2558 LAKESHORE DRIVEKLAMATH FALLS, OR 97601

Name, Address, Zip

Until a change is requested all tax statement shall be sent to the following address.

DAVID GLEN ARTHUR2558 LAKESHORE DRIVEKLAMATH FALLS, OR 97601

Name, Address, Zip

THIS SPACE RESERVED FOR RECORDER'S USE

## DESCRIPTION

The following described real property situate in Klamath County, Oregon:

A tract of land situated in the NW ¼ SE ¼ of Section 23, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Southerly line of that tract of land described in Deed Volume M74 page 13889 and 13890 of the Klamath Deed Records, from which the centered ¼ corner of said Section 23, as shown by recorded Survey No. 1571, bears North 15°26'01" West 827.85 feet; thence North 20°59'47" West 101.34 feet to the True Point of Beginning of this description; thence continuing North 20°59'47" West 101.34 feet; thence North 78°20'00" East 430.73 feet to a 5/8" rebar with Tru-Line Surveying plastic cap; thence continuing North 78°20'00" East to the shoreline of Klamath Lake; thence Southeasterly along said shoreline to a point that bears North 78°20'00" East from the True Point of Beginning; thence South 78°20'00" West to a 5/8" rebar with Tru-Line Surveying plastic cap; thence continuing South 78°20'00" West 449.66 feet to the True Point of Beginning, more or less, to the shoreline as shown by said Survey No. 1571 with bearings based on said Survey No. 1571.

STATE OF OREGON: COUNTY OF KLAMATH : ss.

Filed for record at request of \_\_\_\_\_ the 4th day  
of September A.D., 19 98 at 2:19 o'clock P M., and duly recorded in Vol. M98  
of Deeds on Page 32726.

Bernetha G. Letsch, County Clerk

FEE \$35.00

By Dorene M. Mendenhall