



67103

98 SEP 30 P2:39

Vol. 1198 Page 35975

STATUTORY WARRANTY DEED

CLIFFORD T. BARTLETT AND KIMBER L. BARTLETT

conveys and warrants to MICHAEL D. LABOUNTY AND SUSAN D. LABOUNTY, HUSBAND AND WIF, 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 \$ 122,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 25 day of September 19 98

Clifford T. Bartlett
CLIFFORD T. BARTLETT

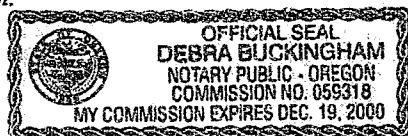
Kimber L. Bartlett
KIMBER L. BARTLETT

STATE OF OREGON
County of KLAMATH } ss.

BE IT REMEMBERED, That on this 28 day of September, 19 98, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named CLIFFORD T. BARTLETT AND KIMBER L. BARTLETT

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



Debra B
Notary Public for Oregon.
My Commission expires 12-19-2000

Title Order No. K-52733

Escrow No. K52733D

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

MICHAEL D. LABOUNTY

5147 ROUND LAKE ROAD

KLAMATH FALLS, OR 97601

Name, Address, Zip

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

MICHAEL D. LABOUNTY

5147 ROUND LAKE ROAD

KLAMATH FALLS, OR 97601

Name, Address, Zip

EXHIBIT "A"
DESCRIPTION OF PROPERTY

A tract of land situated in the S $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 8, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being a portion of the S $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 8, lying East of an existing graveled road described in Deed Volume M75, page 15158, Microfilm records of Klamath County, Oregon, and being more particularly described as follows:

Beginning at the Northeast corner of the S $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 8; thence South 01°06'22" West 75 feet; thence South 75°51'11" West, 747.04 feet more or less to the centerline of said existing graveled road; thence along the centerline of said existing road the following courses: Northerly along the arc of a curve to the left (radius - 500.00 feet, central angle = 25°08'35") 219.41 feet; thence along the arc of a curve to the left (radius - 500 feet, central angle = 01°42'00") 14.84 feet; thence North 31°16'01" West 57.18 feet more or less to the North line of the S $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$; thence South 87°31'08" East 833.01 feet along said North line to the point of beginning.

TOGETHER WITH permanent non-exclusive easements 60 feet in width over across the S $\frac{1}{2}$ NE $\frac{1}{4}$ and NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 17; the S $\frac{1}{2}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 16 and S $\frac{1}{2}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 17; the N $\frac{1}{2}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 16; all in Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described in instrument recorded February 7, 1975 in Volume M75, page 1604, Microfilm records of Klamath County, Oregon

ALSO TOGETHER WITH an easement for that existing cinder road in its present location as contained in easements recorded June 18, 1974 in Volume M74, page 7514, and recorded March 7, 1979 in Volume M79, page 5220 and 5222, Microfilm records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH : ss.

Filed for record at request of First American Title the 30th day
of September A.D., 19 98 at 2:39 o'clock P M., and duly recorded in Vol. M98
of Deeds on Page 35975

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Ross