

57665

* 00:14 P1:10

WARRANTY DEED

MTC 45743-LW

Vol. m 11 Page 37668

JAMES M. LIMBEAN,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

LEE E. CARLSON,

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 whomever, except those claiming under the above described encumbrances.

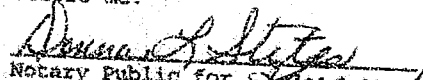
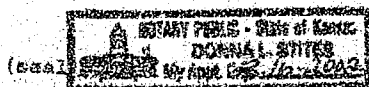
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEVINED IN ORS 30.930.

The true and actual consideration for this conveyance is \$ 17,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: P.O. BOX 265, GOLDBENDALE, WA 98620

Dated this Oct 1 day of Oct, 1998.

 JAMES M. LIMBEAN
STATE OF Kansas SS. Oct 1 19 98
COUNTY OF LincolnPersonally appeared the above named James M Limbeanand acknowledged the foregoing instrument to be a voluntary act.

Before me:


 Notary Public for Kansas
 My commission expires 3-16-2002


ESCROW NO. MT45743-LW

Return to:

LEE E. CARLSON

P.O. BOX 265

GOLDBENDALE, WA 98620

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EXHIBIT "A"
LEGAL DESCRIPTION

37669

The NE1/4 SE1/4 and the N1/2 S1/2 SE1/4 Section 21, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, lying East of the right of way of the Dalles-California Highway, and North of Rainbow Park Drive.

SAVING AND EXCEPTING THEREFROM the E1/2 SE1/4 of Section 21, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon; said strip of land being 66 feet in width and being 33 feet each side of, measured at right angles to, the following described centerline:

Beginning at a point on the East line of said Section 21; said point being South 00 degrees 26' 40" West a distance of 1,318.93 feet from the East one-fourth corner of said Section 21; thence West a distance of 436.01 feet, more or less, to the Easterly right of way line of The Dalles-California Highway (State Highway #97).

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AMeriticle the 14th day
of October A.D., 19 98 at 1:10 o'clock P. M., and duly recorded in Vol. M98
of Deeds on Page 37668

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen B. Bess