

67918

MTC 45741-KC
WARRANTY DEED

'98 OCT 15 AM 124

Vol. M98 Page 37776

AUSTIN C. GOEHEN,

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

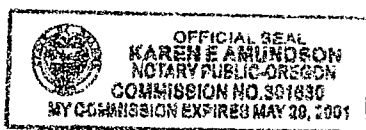
DAVID M. GOEHEN and SARAH F. GOEHEN, as tenants by the entirety,

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 \$ 55,000.00.Until a change is requested, all tax statements shall be sent to Grantee at the following address: 2405 PINE GROVE ROAD, KLAMATH FALLS, OR 97603Dated this 14th day of Oct, 1998.Austin C. Goehen
AUSTIN C. GOEHENBY: Susan Johnson HIS ATTORNEY IN FACT
SUSAN JOHNSONSTATE OF OregonCOUNTY OF KlamathSS. October 14 19 98Personally appeared the above named Susan Johnsonand acknowledged the foregoing instrument to be her voluntary act.

Before me:

Karen E. Lundson
Notary Public for Oregon
My commission expires 5-29-01

ESCROW NO. MT45741-KC

Return to:

DAVID M. GOEHEN
2405 PINE GROVE ROAD
KLAMATH FALLS, OR 97603

EXHIBIT 'A'
LEGAL DESCRIPTION

37777

PARCEL 1:

A portion of the NE1/4 NW1/4 of Section 9, Township 39 South, Range 10 East of the Willamette Meridian in the County of Klamath, State of Oregon, lying North of the county road (Pine Grove Road) and being more particularly described as follows:

Beginning at the point of intersection of the section line and the Northerly right of way boundary of the county road (Pine Grove Road) from which point the quarter section corner common to Sections 4 and 9, Township 39 South, Range 10 East of the Willamette Meridian, bears North 89 degrees 55' East a distance of 32.0 feet; thence following along said section line South 89 degrees 55' West a distance of 622.1 feet; thence South 0 degrees 06' West 438.3 feet to the aforesaid Northerly right of way boundary of the county road (Pine Grove Road); thence along same to the point of beginning as follows: North 76 degrees 35' East 84.77 feet; thence 314.56 feet along the arc of a 490.87 foot radius highway curve to the left (long chord bears North 58 degrees 13 1/2' East 309.21 feet); thence North 39 degrees 52' East 207.01 feet; thence 177.12 feet along the arc of a 316.48 foot radius highway curve to the right (long chord bears North 55 degrees 58' East 174.79) to the point of beginning.

PARCEL 2:

A tract or parcel of land situated in Section 9, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and being more fully described as follows:

Commencing at a found 3/4 inch iron pipe monumenting the quarter corner common to Sections 4 and 9, said Township and Range; thence South 89 degrees 55' West, along the section line common to said Sections, 655.10 feet to the true point of beginning; thence leaving said section line South 00 degrees 06' West, along the Westerly boundary line of that tract of land deeded by Walter E. Mathews, et ux, to Winford G. Mauer, et ux, on the 16th day of April, 1963, 438.67 feet (Deed Record 438.3 feet) to a point on the Northwesterly right of way of Pine Grove Road (county road); thence South 76 degrees 37' 10" West (Deed Record South 76 degrees 35' West) along said right of way, 30.39 feet to a 1/2 inch iron pin; thence leaving said right of way, North 00 degrees 06' East, 445.66 feet to a 1/2 inch iron pin situated on the section line common to Sections 4 and 9, said Township and Range; thence North 89 degrees 55' East, 29.56 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle
of October A.D., 19 98 at 11:24 o'clock the 15th day
of Deeds on Page 37776
A. M., and duly recorded in Vol. M98

FEE \$35.00

By Bernetha G. Lersch, County Clerk
Kadlin B. Ross