

69476

95 12 AM 12

MTC 46390-MS

WARRANTY DEED

Vol. 1998 Page 41207

CHARLEY W. DICKERSON and LUCY A. DICKERSON, as tenants by the entirety,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
DOROTHY J. KETNER,

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 \$ 8,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: P.O. BOX 756, CHILOQUIN, OR 97624

Dated this 5 day of 11, 1998

Charley W. Dickerson  
CHARLEY W. DICKERSON

Lucy A. Dickerson  
LUCY A. DICKERSON

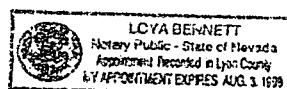
STATE OF NEVADA

COUNTY OF Lyon

SS. November 5<sup>th</sup>, 98

Personally appeared the above named Charley W. Dickerson  
+ Lucy A. Dickerson

and acknowledged the foregoing instrument to be they voluntary act.



Before me:

Lucy A. Bennett  
Notary Public for Nevada  
My commission expires 8/1/99

(seal)

ESCROW NO. MT46390-MS

Return to:

DOROTHY J. KETNER

P.O. BOX 756

CHILOQUIN, OR 97624

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Lot 6 in Block 3 of WOODLAND PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, TOGETHER WITH the following:

An undivided 1/89ths interest in the following described land: Two parcels situated in Lots 1 and 2, Section 15, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, and being more particularly described as follows:

PARCEL 1

Beginning at the Northwest corner of said Section 15, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon and running; thence along the North line of said Section, North 89 degrees 42' 15" East 400 feet; thence South 62.42 feet; thence South 46 degrees 57' 20" West 408.82 feet to the Northeasterly bank of the Williamson River; thence following said river bank North 37 degrees 53' 20" West 136.90 feet; thence North 16 degrees 33' West 60.98 feet to the West line of Section 15; thence Northerly on said Section line 172.92 feet to the point of beginning.

PARCEL 2

Beginning at the Northwest corner of Section 15, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, and running thence North 89 degrees 42' 15" East 400.00 feet along the North line of said Section 15; thence South 62.42 feet; thence South 50 degrees 43' 50" East 453.16 feet; thence South 76 degrees 17' 30" East 886.79 feet to the true point of beginning of this description, thence South 35 degrees 56' 30" West 446.55 feet to a point on the Northeasterly bank of Williamson River; thence South 45 degrees 32' 20" East 84.00 feet; thence North 44 degrees 52' 10" East 411.59 feet, thence North 34 degrees 25' 40" West 156.01 feet, more or less, to the true point of beginning of this description.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 12th day  
of November A.D., 19 98 at 11:12 o'clock A. M., and duly recorded in Vol. M98  
of Needs on Page 41207.

FEE \$35.00

By Bernetha G. Letsch, County Clerk  
Kathleen Ross