

NA

72033

WARRANTY DEED - SURVIVORSHIP

Vol. M 98 Page 47038

KNOW ALL MEN BY THESE PRESENTS, That PATRICIA A. MASTEN AND S.C. MASTEN, TRUSTEES OR THE SUCCESSOR TRUSTEE OF THE PAT. MASTEN 1998 REVOCABLE **, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by KENNETH D. MASTEN AND CONNIE MASTEN, husband and wife

hereinafter called grantees, hereby grants, bargains, sells and conveys unto the grantees, not as tenants in common but with the right of survivorship, their assigns and the heirs of the survivor of the grantees, the following described real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of Klamath, State of Oregon, to-wit:

**TRUST uda 11/19/98

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN.....

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

TO HAVE AND TO HOLD the above described and granted premises unto the grantees, their assigns and the heirs of such survivor, forever; provided that the grantees herein do not take the title in common but with the right of survivorship, that is, that the fee shall vest absolutely in the survivor of the grantees.

And the grantor above named hereby covenants to and with the above named grantees, their heirs and assigns, that grantor is lawfully seized in fee simple of the premises, that same are free from all encumbrances

and that grantor will warrant and forever defend the 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$192,307.50. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbol @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument this 22ND day of DECEMBER 19 98.; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

PATRICIA A. MASTEN, TRUSTEE

S.C. MASTEN, TRUSTEE

STATE OF OREGON, County of KLAMATH

This instrument was acknowledged before me on December 22nd, 19 98, by Patricia A. Masten and S.C. Masten Trustees

This instrument was acknowledged before me on _____, 19____, by _____ as _____



OFFICIAL SEAL
TRUDIE DURANT
NOTARY PUBLIC - OREGON
COMMISSION NO. 305953
MY COMMISSION EXPIRES OCTOBER 20, 2001

Trudie Durant

Notary Public for Oregon

My commission expires _____

Pat Masten Trust
C98-866
Grantor's Name and Address
Kenneth and Connie Masten
Grantee's Name and Address
After recording return to (Name, Address, Zip):
Kenneth and Connie Masten
4550 Bergdorf Rd.
Bend, OR 97601
Until requested otherwise send all tax statements to (Name, Address, Zip):
Kenneth and Connie Masten
4550 Bergdorf Rd.
Bend, OR 97601

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,
County of _____ } ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ and/or as fee/file/instrument/microfilm/reception No. _____, Record of Deeds of said County.

Witness my hand and seal of County affixed.

NAME TITLE
By _____, Deputy

47039

EXHIBIT "A"

DESCRIPTION OF PROPERTY

A tract of land situated in the SW $\frac{1}{4}$ NE $\frac{1}{4}$ and the W $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 3 and the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 10, all in Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at a 1-inch by 24-inch pin marking the $\frac{1}{4}$ corner common to said Sections 3 and 10; thence N $00^{\circ}15'00''$ W along the center section line of said Section 3, 2640.03 feet; thence N $86^{\circ}22'24''$ E along an existing fence line, 1324.11 feet to the east line of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 3; thence S $00^{\circ}16'14''$ E 2722.66 feet to the E $\frac{1}{16}$ corner common to said sections 3 and 10; thence S $00^{\circ}06'48''$ W, on the east line of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 10, 1150.73 feet to a $\frac{5}{8}$ inch iron pin; thence continuing on said line 12.00 feet; thence N $89^{\circ}48'38''$ W 1209.83 feet; thence N $00^{\circ}06'48''$ E 12.00 feet; thence N $89^{\circ}48'38''$ W 110.00 feet to a 1 $\frac{1}{2}$ inch by 30 inch iron pin on the west line of the NE $\frac{1}{4}$ of said Section 10; thence N $00^{\circ}02'06''$ W 1145.23 feet to the point of beginning, with bearings based on Survey No. 2388 as recorded in the office of the Klamath County Surveyor--

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of First American Title the 23rd day
of December A.D., 19 98 at 3:25 o'clock P. M., and duly recorded in Vol. M98
of Deeds on Page 47038.

Bernetha G. Letsch, County Clerk

FEE \$35.00

By Kathleen Ross