

72106

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After recording return to: 98 DEC 25 11:20

TITLE ORDER NO: K-53458
KEY ESCROW NO: 41-2144KEY TITLE COMPANY
PO BOX 309
LA PINE, OR 97739Until a change is requested tax statements
shall be sent to the following address:LORINA MARTHA DYESS
P.O. BOX 1462
LA PINE, OR 97739WARRANTY DEED -- STATUTORY FORM
(INDIVIDUAL OR CORPORATION)

Diana VanCurler, an estate in fee simple as to an undivided 1/4 interest and
Gayle Greenwood who acquired title as Gayle DePue, an estate in fee simple as
to an undivided 1/4 interest and Karen Jordan, an estate in fee simple as to an
undivided 1/4 interest and Laura Bertine, an estate in fee simple as to an
undivided 1/4 interest, all as tenants in common Grantor,

conveys and warrants to:

LORINA MARTHA DYESS, an individual, Grantee,

the following described real property free of encumbrances except as
specifically set forth herein:

SEE ATTACHED EXHIBIT "A"

Tax Account No: R155931

Map No: 2409-031BB-01700

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 \$50,000.00. However, if
the actual consideration consists of or includes other property or other
value given or promised, such other property or value was part of the/the
whole of the (indicate which) consideration.

If grantor is a corporation, this has been signed by authority of the Board of
Directors.

Dated this 22nd day of Dec., 1998.

GRANTOR(S):

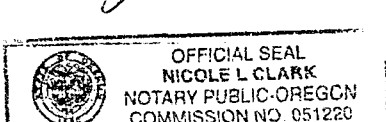
Diana L. VanCurler
DIANA VANCURLER

Gayle Greenwood
GAYLE GREENWOOD
Karen Jordan
KAREN JORDAN

LAURA BERTINE

This instrument was acknowledged before
me on December 18, 1998 by Diana VanCurler

Nicole L. Clark
Notary Public for Oregon

STATE OF OREGON, County of Deschutes ss.

This instrument was acknowledged before me on December 22, 1998,
by DIANA VANCURLER, GAYLE GREENWOOD, KAREN JORDAN and LAURA BERTINE

Megan L. Tuche
Notary Public for Oregon

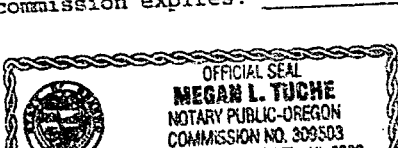
My commission expires: 2/12/02

EXHIBIT "A"
DESCRIPTION OF PROPERTY

The following described real property situate in Klamath County, Oregon:

Parcel 1:

A parcel of land in the NW1/4NW1/4 of Section 31, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and more particularly described as follows:

Beginning at a point along the West line of Section 31 from which the North one-sixteenth corner common to Sections 31 and 36 bears South 00°06'43" West 416.67 feet; thence along the West line of Section 31, North 00°05'43" East 331.51 feet to a point; thence along a line at right angle to U. S. Highway 97, South 64°43'17" East 327.45 feet to a point; thence along a line parallel with U. S. Highway 97 and 250 feet from the centerline thereof, South 25°16'43" West 120.00 feet to a #5 steel rod; thence along a line at right angle to U. S. Highway 97, South 64°43'17" East 200.00 feet to a #5 steel rod along the Northwest line of U. S. Highway 97 and 50 feet from the centerline thereof; thence along the Northwest line of U. S. Highway 97, South 25°16'42" West, 60.00 feet to a #5 steel rod; thence along a line at right angle to U. S. Highway 97, North 64°43'17" West 200.00 feet to a #5 steel rod; thence along a line parallel with U. S. Highway 97, South 25°16'43" West 120.00 feet to a #5 steel rod; thence along a line at right angle to U. S. Highway 97, North 64°43'17" West 186.39 feet to the point of beginning.

With bearings based on Survey #3512 as filed with the Klamath County Engineers office

SAVING AND EXCEPTING THEREFROM the following:

Beginning at a point, a #5 steel rod set along the West line of Section 31, from which the Northwest corner of Section 31 bears N. 00°05'43" E. 579.36 feet; thence along a line at a right angle to U. S. Highway 97, S. 64°43'17" E. 239.81 feet to a #5 x 30" rod; thence along a line parallel with said highway and 337.64 feet from the centerline thereof, S. 25°16'43" W. 300.00 feet to a #5 x 30" steel rod; thence along a line at a right angle to said highway N. 64°43'17" W. 98.75 feet to a #5 steel rod set along the West line of Section 31; thence along the West line of Section 31, N. 00°05'43" E. 331.51 feet to the point of beginning.

Parcel 2:

The North 120 feet of a parcel of land described as follows:

Running East from the Northwest corner of Section 31, Township 24 South, Range 9 East of the Willamette Meridian 857.6 feet; thence running Southerly along the West line of the new survey of U. S. Highway 97, 1085 feet to a point of description of tract herein conveyed; thence running Westerly at right angles to said U. S. Highway 97, 100 feet; thence Southerly parallel to U. S. Highway 97, 300 feet; thence Easterly, at right angles to said U. S. Highway 97, 100 feet; thence Northerly along West line of said U. S. Highway 97, 300 feet to a point of beginning.

The North 120 feet of a parcel of land described as follows:

Beginning at a point 857.6 feet East of the Northwest corner of Section 31, Township 24 South, Range 9 East of the Willamette Meridian; thence running Southerly along the West line of U. S. Highway 97, 1085 feet; thence Westerly at right angles to said U. S. Highway 97, 100 feet to the point of description for this conveyance; thence running Southerly parallel to said U. S. Highway 97, 300 feet; thence Westerly at right angles to said U. S. Highway 97, 100 feet; thence Northerly parallel to said U. S. Highway 97, 300 feet; thence Easterly at right angles to said U. S. Highway 97, 100 feet to the place of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of First American Title the 28th day
of December A.D., 19 98 at 11:20 o'clock A. M., and duly recorded in Vol. M98
of Deeds on Page 47243

By Bernetha G. Letsch, County Clerk
Kathleen Ross

FEE \$35.00