

72107

After recording return to: '98 Dec 28 11:20 TITLE ORDER NO: K-53458  
 KEY TITLE COMPANY: KEY ESCROW NO: 41-2144  
 PO BOX 309  
 LA PINE, OR 97739

Until a change is requested tax statements  
 shall be sent to the following address:

LORINA MARTHA DYESS  
P.O. BOX 1462  
LAPINE, OR 97739

WARRANTY 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 18 day of December, 1998.

GRANTOR(S):

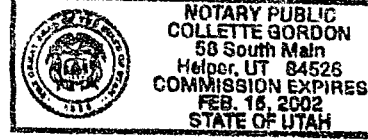
DIANA VANCURLER

Gayle M. Greenwood  
 GAYLE GREENWOOD

KAREN JORDAN

Laura Bertine  
 LAURA BERTINE

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE  
 ME ON DECEMBER 17, 1998 BY LAURA BERTINE.



*Collette Gordon*  
 2-15-2002  
 For Laura  
 Bertine

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

Tammy Nicklas  
 Notary Public for Oregon

My commission expires: Oct 5 2001



EXHIBIT "A"  
DESCRIPTION OF PROPERTY

47246

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°05'43" 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 47245

FEE \$35.00

Bernetha G. Letsch, County Clerk  
By Kathleen Ross