

73930

MTC 47099-LW

WARRANTY DEED

Vol. 1999 Page 3648

99 FEB -1 AM 125

CHARLES WHITTEMORE,

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

TRUSTEE OF THE ETHEL B. DUERDEN LIVING TRUST,

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:

TOGETHER WITH FULL RIGHT OF INGRESS AND EGRESS TO AND FROM THE WEST SIDE HIGHWAY BY MEANS OF SAID ROADWAY HEREBEFORE MENTIONED, AND TOGETHER WITH EASEMENT FOR UTILITIES ALONG THE EDGE OF SAID ROADWAY ACROSS ADJACENT LAND OF GRANTORS, SAID EASEMENT TO BE 5 FEET WIDE.

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 whosoever, except those claiming under the above described encumbrances.

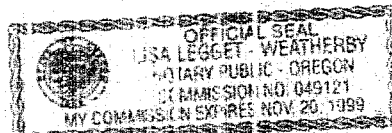
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO 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 \$ 165,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 368 DORCAS DRIVE, KEIZER, OR 97303

Dated this 25<sup>th</sup> day of January, 1999Charles Whittemore  
CHARLES WHITTEMORESTATE OF OregonSS. January 25 19 99COUNTY OF KlamathPersonally appeared the above named Charles Whittemoreand acknowledged the foregoing instrument to be A voluntary act.

Before me:

Lisa Leggett-Weatherby  
Notary Public for Oregon  
My commission expires 11/20/99

ENCROW NO. MT47099-LW

Return to:

ETHEL B. DUERDEN LIVING TRUST  
368 DORCAS DRIVE  
KEIZER, OR 97303

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

A tract of land situated in that portion of the SE1/4 NE1/4 of Section 3, Township 36 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, which lies North of Harriman Creek and which is more particularly described as follows:

Commencing at the Northeast corner of the SE1/4 NE1/4 of said Section 3; thence West along the North line of said SE1/4 NE1/4 of said Section 3 a distance of 200 feet to the Northwest corner of the tract of land conveyed to C.T. Darley by Deed recorded in Volume 286 at page 549 of Klamath County, Oregon Deed Records; thence South 1 degree 09' West along the West line of said Darley tract a distance of 241.0 feet, more or less, to an iron pipe; thence South 43 degrees 37' West a distance of 328.1 feet to an iron pin located on the bank of Harriman Creek, which said pin is the true point of beginning; starting at the true point of beginning; thence South 77 degrees 32' West on said North bank 80.1 feet; thence North 4 degrees 24' West 97.5 feet to the center line of a 20 foot width roadway; thence North 78 degrees 29' East on said road center line 54.2 feet; thence South 19 degrees 44' East 96.4 feet to the true point of beginning.

STATE OF OREGON : COUNTY OF KLAMATH:      ss

Filed for record at request of AmeriTitle the 1st day  
of February A.D., 1999 at 11:25 o'clock A. M., and duly recorded in Vol. M99  
of Deeds on Page 3648

Linda Smith, County Clerk

FEE \$35.00

by Kathleen Royal