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99 MAR -5 P3:15

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STATUTORY WARRANTY DEED

WES MAUER AND BINDI MAUER

conveys and warrants to GREGORY DAVID CABRAL AND JULIE ANN CABRAL, HUSBAND AND WIFE, Grantor,the following described real property free of liens and encumbrances, except as specifically set forth herein: Grantee,
SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE
MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN...

This property is free of liens and encumbrances, EXCEPT: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

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 \$ 85,000.00

(Here comply with the requirements of ORS 93.030)

Dated this 1st day of March 19 99Wes Mauer
WES MAUERBindi Mauer
BINDI MAUER

STATE OF OREGON

County of KLAMATH } ss.

BE IT REMEMBERED, That on this 1st day of March 19 99, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named BINDI MAUER AND WES MAUER

known to me to be the identical individual s described in and who executed the within instrument and acknowledged to me that THEY executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Carole A. Linde
Notary Public for Oregon.
My Commission expires 8/15/00Title Order No. K-53212-BEscrow No. K53212B

After recording return to:

GREGORY CABRAL21910 SPRAGUE RIVER ROADCHILOQUIN, OR 97624

Name, Address, Zip

Until a change is requested all tax statement shall be sent to the following address.

GREGORY CABRAL21910 SPRAGUE RIVER ROADCHILOQUIN, OR 97624

Name, Address, Zip

THIS SPACE RESERVED FOR RECORDER'S USE

Description

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

Parcel 1:

That portion of the W $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 19, Township 35 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, lying Southerly of the Southerly right of way line of the Sprague River Highway as now located.

Parcel 2:

That portion of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ and that portion of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ lying Southwesterly of the Southwesterly right of way line of the Sprague River Highway as now located in Section 19, Township 35 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of First American Title the 5th day
of March A.D., 1999 at 3:15 o'clock P. M., and duly recorded in Vol. M99
of Deeds on Page 7986

FEE \$35.00

Linda Smith, County Clerk

by Kathleen Ross