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# STATUTORY WARRANTY DEED

DENNIS DIXON AND PATRICIA DIXON

conveys and warrants to US BANK AS TRUSTEE FOR RICHARD FOLTZ, 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 \$ 160,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 10 day of March 19 99

DENNIS DIXON

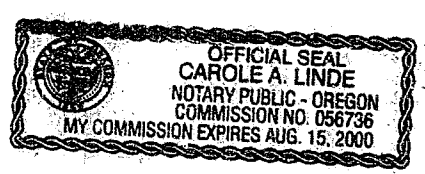
PATRICIA DIXON

STATE OF OREGON  
County of KLAMATH } ss.

BE IT REMEMBERED, That on this 10 day of March 19 99, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named DENNIS DIXON AND PATRICIA DIXON

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 8/15/00

Title Order No. K-53728-C  
Escrow No. K53728C

After recording return to:  
US BANK T-6  
111 S.W. FIFTH AVENUE  
PORTLAND, OR 97204  
Name, Address, Zip  
Until a change is requested all tax statement shall be sent to the following address:  
US BANK T-6  
111 S.W. FIFTH AVENUE  
PORTLAND, OR 97204  
Name, Address, Zip

THIS SPACE RESERVED FOR RECORDER'S USE

**EXHIBIT "A"**  
**DESCRIPTION OF PROPERTY**

A parcel of land situate in the S ½ NE ¼ NE ¼ of Section 17, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at the Southeast corner of the NE ¼ NE ¼ of Section 17, Township 39 South, Range 8 East of the Willamette Meridian, from which point a brass cap monument marking the Northeast corner of said Section 17 bears North 1°19'43" East 1324.75 feet distant; thence North 1°19'43" East 32.00 feet along the Section line to a point on the center of a 30.00 foot wide road easement; thence along the centerline of said easement as follows: North 88°53'45" West 211.50 feet; thence along a 220.00 foot radius curve to the right, the long chord of which bears North 78°35'35" West, 78.69 feet, 79.12 feet to a point; thence North 68°17'25" West 77.77 feet to a point; thence along a 1500.00 foot radius curve to the left, the long chord of which bears North 70°28'17" West 114.18 feet, 114.21 feet to a point; thence North 72°39'10" West 292.27 feet to a point; thence along a 200.00 foot radius curve to the right, the long chord of which bears North 67°16'10" West 37.53 feet, 37.58 feet to a point; thence North 61°53'10" West 160.40 feet to a point; thence along a 125.00 radius curve to the left, the long chord of which bears North 88°21'40" West 111.45 feet, 115.52 feet to a point; thence South 65°08'50" West 107.34 feet to a point; thence along a 250.00 foot radius curve to the left, the long chord of which bears South 53°43'30" West 99.02 feet, 99.68 feet to a point; thence South 42°18'10" West 53.41 feet to a point; thence along a 100.00 foot radius curve to the right, the long chord of which bears South 59°40'27" West 59.71 feet, 60.64 feet to a point; thence South 77°02'45" West 27.56 feet to a point on the West line of said NE ¼ NE ¼ of Section 17; thence leaving the easement centerline, South 1°23'54" West 67.00 feet to the Southwest corner of said NE ¼ NE ¼; thence South 87°44'11" East 1328.44 feet, more or less, to the point of beginning.

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of First American Title the 10th day  
of March A.D., 1999 at 10:57 o'clock A. M., and duly recorded in Vol. M99  
of Deeds on Page 8488

Linda Smith, County Clerk

FEE \$35.00

by Kathleen Ross