

1999 JUL -1 AM 11:34

AMT 48163

WARRANTY DEED

Vol M99 Page 26342

CAROL S. RECTOR,

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

TODD S. HESTER and VALERIE A. HESTER, husband and wife,

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 DESCHUTES and State of Oregon, to wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

TAX ACCOUNT NO.: 2403 025CO 2900/3000

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:

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 whomsoever, 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 \$ 152,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: P.O. BOX 409, CRESCENT, OR 97733

Dated this 24 day of JUNE, 1999.

Carol S. Rector

CAROL S. RECTOR

STATE OF OREGON SS. JUNE 24 19 99.

COUNTY OF DESCHUTES

Personally appeared the above named CAROL S. RECTOR

and acknowledged the foregoing instrument to be HER voluntary act.



(seal)

Before me,

Vickie A. Russell

Notary Public for OREGON

My commission expires 11-19-1999.

ESCROW NO. BT020600VR

Return to:

TODD S. HESTER

1779 NORTH AIRPORT RD

CRESCENT, OR 97733

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EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

A parcel of land situate in the W1/2 SE1/4 SW1/4 of Section 25, Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Commencing at the West 1/16 corner common to Sections 25 and 36, a #5 by 45" aluminum capped steel rod; thence along the West 1/16 Section line, North 00 degrees 00' 04" East, 561.40 feet to a point, a 3/4" by 30" pipe at the East end of the centerline projection of Airstrip Road; thence along said centerline, North 62 degrees 46' 52" East 205.91 feet to a point, being the true point of beginning; thence North 00 degrees 00' 35" West 670.30 feet to a point along the South 1/16 Section line, a #5 by 30" steel rod; thence along said South 1/16 line, North 89 degrees 42' 14" East 378.44 feet to a point, a #5 by 48" steel rod; thence South 00 degrees 00' 33" East, 473.63 feet to a point in the centerline projection of Airstrip Road; thence along said centerline, South 62 degrees 46' 52" West 425.51 feet to the point of beginning, TOGETHER WITH a strip of land 30 feet in width, lying along the Southern bound hereof and against the centerline projection of Airstrip Road, for the purposes of ingress and egress and heretofore expressed in Deed Volume M77, page 12062, Microfilm Records of Klamath County, Oregon.

EXCEPTING THEREFROM a parcel of land situate in the Southwestern part of the above described parcel, which the grantors herein reserve unto themselves, and more particularly described as follows:

Commencing at the West 1/16 corner common to Sections 25 and 36, a #5 by 48" aluminum capped steel rod; thence along the West 1/16 Section line, North 00 degrees 00' 04" East, 561.40 feet to a point, a 3/4" by 30" pipe at the East end of the centerline projection of Airstrip Road; thence along said centerline, North 62 degrees 46' 52" East 205.91 feet to a point, being the true point of beginning; thence North 00 degrees 00' 35" West 391.65 feet to a point, a #5 by 30" steel rod; thence along a line parallel to the South 1/16 Section line, North 89 degrees 42' 14" East 180.00 feet to a point, a #5 by 30" steel rod; thence South 00 degrees 00' 35" East 300.00 feet to a point along the centerline projection of Airstrip Road; thence along said centerline, South 62 degrees 46' 52" West 202.39 feet to the point of beginning, TOGETHER WITH a strip of land 30 feet in width, lying along the Southern bound hereof and against the centerline projection of Airstrip Road, for the purposes of ingress and egress and heretofore expressed in Deed Volume M77, page 12062, Microfilm Records of Klamath County, Oregon.

PARCEL 2

A parcel of land situate in the W1/2 SE1/4 SW1/4 of Section 25, Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Commencing at the West 1/16 corner common to Sections 25 and 36, a #5 by 48" aluminum capped steel rod; thence along the West 1/16 Section line, North 00 degrees 00' 04" East, 561.40 feet to a point, a 3/4" by 30" pipe at the East end of the centerline projection of Airstrip Road; thence along said centerline, North 62 degrees 46' 52" East 205.91 feet to a point, being the true point of beginning; thence North 00 degrees 00' 35" West 391.65 feet to a point, a #5 by 30" steel rod; thence along a line parallel to the South 1/16 Section line, North 89 degrees 42' 14" East 180.00 feet to a point, a #5 by 30" steel rod; thence South 00 degrees 00' 35" East 300.00 feet to a point along the centerline projection of Airstrip Road; thence along said centerline, South 62 degrees 46' 52" West 202.39 feet to the point of beginning, TOGETHER WITH a strip of land 30 feet in width, lying along the Southern bound hereof and against the centerline projection of Airstrip Road, for the purposes of ingress and egress and heretofore expressed in Deed Volume M77, page 12062, Microfilm Records of Klamath County, Oregon.

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PRELIMINARY REPORT

Form No. 1418

State of Oregon, County of Klamath
Recorded 7/01/99, at 11:34 a.m.
In Vol. M99 Page 26342
Linda Smith,
County Clerk Fee \$ 35 *re*

PRELIMINARY REPORT ONLY