

WESTERN TITLE & ESCROW

AFTER RECORDING MAIL TO:

RONALD E. VARCOE

275 SWW 2ND #1

PRINEVILLE OR 97754

1999 NOV 12 PM 3:18

Vol M99 Page 45195

MAIL TAX STATEMENTS TO:

SAME AS ABOVE

ORDER NO.: 991400260 K 54824

STATUTORY WARRANTY DEED

LINDA M. RENK AN INDIVIDUAL

GRANTOR, conveys and warrants to
RONALD E. VARCOE AN INDIVIDUAL

GRANTEE, the following described real property free of encumbrances, except as specifically set forth herein situated in KLAMATH County, Oregon, to wit:
SEE "LEGAL DESCRIPTION" ATTACHED HERETO AND MADE A PART HEREOF.

This property is free from encumbrances, EXCEPT:
SEE "EXCEPTIONS" ATTACHED HERETO AND MADE A PART HEREOF.

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 **\$35,000.00**
(Here comply with the requirements of ORS 93.030)

Tax ID #: 240931BB01900

Serial #: 15940

Dated: November 10, 1999

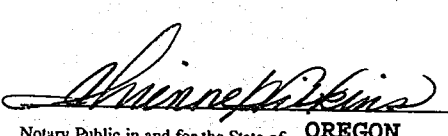

LINDA M. RENK

STATE OF OREGON

COUNTY OF Lane

This instrument was acknowledged before me on NOVEMBER 10, 1999
by LINDA M. RENK AN INDIVIDUAL




Notary Public in and for the State of OREGON
My commission expires: MAY 19, 2002

All the following described real property situated in Klamath County, Oregon, to-wit:

PARCEL 1: Running East from the Northwest corner of Section 31, Township 24 South, Range 9 East of the Willamette Meridian, 877.6 feet; thence running Southerly along the West line of Highway 97, 825 feet to the point of beginning; thence Westerly at right angles to said highway, 100 feet; thence Southerly parallel to said highway, 100 feet; thence Easterly at right angles to said highway, 100 feet; thence Northerly along the West line of said highway, 100 feet to the place of beginning.

The above parcel is subject to 20 feet off the front or Easterly side deed to State Highway Commission.

PARCEL 2: Running East from the Northwest corner of the Northwest quarter of Section 31, Township 24 South, Range 9 East of the Willamette Meridian, 857.6 feet; thence running Southerly along the West line of new survey of Highway 97, 925 feet; thence running Westerly at right angles to said Highway, 100 feet; thence Southerly, parallel to said Highway, 100 feet; thence Easterly at right angles to said highway, 100 feet; thence Northerly along said West Highway line 100 feet to place of beginning.

PARCEL 3: Running East from the Northwest corner of Section 31, Township 24 South, Range 9 East of the Willamette Meridian, 877.6 feet; thence running Southerly along the West line of Highway 97, 825 feet; thence Westerly at right angles to said highway, 100 feet to point of beginning; thence Southerly, parallel to said highway, 100 feet; thence Westerly, at right angles to said highway, 20 feet; thence Southerly, parallel to said highway, 100 feet; thence Westerly at right angles to said highway, 100 feet; thence Northerly parallel to said highway, 200 feet; thence Easterly, at right angles to said highway, 120 feet to point of beginning.

PARCEL 4: Beginning at the NW corner of Section 31, Township 24 South, Range 9 E.W.M. and running East 877.6 feet, and southerly, along the west line of Highway 97, 775 feet to beginning of tract description; thence running Westerly, at right angles to said highway, 100 feet; thence Southerly, parallel to said highway, 50 feet; thence easterly, at right angles to said highway, 100 feet; thence Northerly, along the west line of said highway right of way, 50 feet to place of beginning.

LESS: 20 feet of frontage which was deeded to the Oregon State Highway Commission in 1943.

PARCEL 5: Beginning from a point running from the Northwest corner of Section 31, Township 24 South, Range 9 E.W.M. 877.6 feet and Southerly along the West line of Highway #97, 725 feet to a point of description of Slusher property, and running Westerly at right angles to Highway # 97, 120 feet to a point of description for the tract herein conveyed; thence Southerly parallel with said Highway 100 feet; thence Westerly at right angles to said highway, 100 feet; thence Northerly parallel with said highway, 100 feet; thence Easterly at right angles to said highway, 100 feet to place of beginning.

PARCEL 6: Beginning East from the NW corner of Section 31, Township 24 South, Range 9 E.W.M., 877.6 feet; thence running Southerly along the West line of Highway 97, 775 feet; thence Westerly, at right angles to said Highway, 100 feet to point of description of the tract herein conveyed; thence Southerly, parallel to Highway, 50 feet; thence Westerly, at right angles to said Highway, 20 feet; thence Northerly parallel to said highway, 50 feet; thence Easterly, at right angles to said highway, 20 feet to point of beginning.

SUBJECT TO:

1. The rights of the public in and to that portion of the premises herein described lying within the limits of roads, streets or highways.

2. Reservations and Restrictions, including the terms and provisions thereof, contained in Deed
Dated : November 19, 1945
Recorded : May 20, 1946 in Volume 189 page 137, Deed records of Klamath County, Oregon
From : Byron G. Steevens and Emma Steevens
To : Ed Carlson and Susie Carlson
For : 20 foot alley through said premises

3. An easement created by instrument, including the terms and provisions thereof,
Recorded : August 7, 1963 in Volume 347 page 200, Deed records of Klamath County, Oregon
Favor of : Cascade Natural Gas Corporation
For : 5' wide pipeline easement

State of Oregon, County of Klamath
Recorded 11/12/99, at 3:18 p. m.
In Vol. M99 Page 45145
Linda Smith,
County Clerk FeeS 35.00