



WESTERN

TITLE & ESCROW COMPANY

200 FEB -7 PM 3:22

K55007

WARRANTY DEED -- STATUTORY FORM

LAWSON W DEMPSEY and LILLIAN G. DEMPSEY, husband and wife, Grantor,
conveys and warrants to

ROBERT E. NEWTON and MADELINE L. NEWTON, husband and wife, Grantee,

the following described real property free of encumbrances except as specifically set forth herein:

SEE ATTACHED EXHIBIT "A"

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.

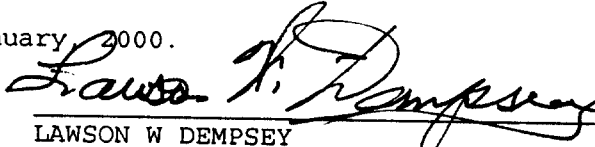
Tax Account No(s): 136445 136436 34803

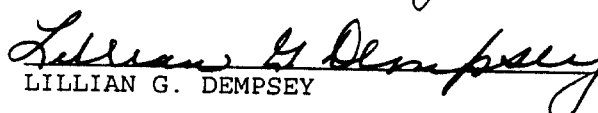
Map/Tax Lot No(s): 2310-16C-1300 2310-16C-1400 M-078-51

Encumbrances: SEE ATTACHED EXHIBIT "A"

The true consideration for this conveyance is \$73,900.00 .

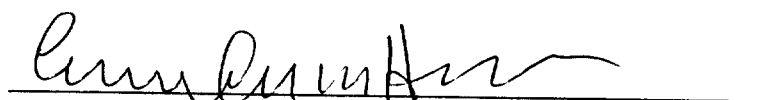
Dated this 28 day of January, 2000.

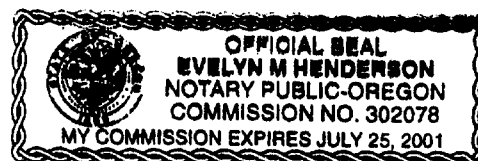

LAWSON W DEMPSEY


LILLIAN G. DEMPSEY

State of Oregon
County of DESCHUTES

This instrument was acknowledged before me on January 28, 2000 by LAWSON W. DEMPSEY AND LILLIAN G. DEMPSEY.


(Notary Public for Oregon)
My commission expires 7-25-01



LAWSON W DEMPSEY
PO BOX 69
LA PINE, OR 97739
GRANTOR'S NAME AND ADDRESS

Until a change is requested
all tax statements shall be
sent to the following address:
*** SAME AS GRANTEE ***

ROBERT E. NEWTON
16362 S. HIRAM AVE
OREGON CITY, OR 97045
GRANTEE'S NAME AND ADDRESS

After recording return to:
WESTERN TITLE & ESCROW COMPANY
16455 WILLIAM FOSS ROAD
LA PINE, OR 97739

TITLE NO. K-55007
ESCROW NO. 14-A031099

K26

DESCRIPTION

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

PARCEL 1:

A parcel of land situated in the N $\frac{1}{2}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 16, Township 23 South, Range 10 E.W.M., and more particularly described as follows:

Beginning at a point on the North line of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 16 which is East a distance of 312.0 feet from the West one-quarter corner of said Section 16; thence continuing East, along the North line of said NW $\frac{1}{4}$ SW $\frac{1}{4}$, a distance of 312.0 feet to a point; thence South, parallel to the West line of said Section 16, a distance of 312.0 feet to a point; thence West, parallel with the North line of said NW $\frac{1}{4}$ SW $\frac{1}{4}$, a distance of 312.0 feet to a point; thence North, parallel with the West line of said Section 16, a distance of 312.0 feet, more or less, to the point of beginning. SAVING AND EXCEPTING the North 30.0 feet thereof hereby reserved for roadway.

PARCEL 2:

A parcel of land situated in the N $\frac{1}{2}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 16, Township 23 South, Range 10, E.W.M., and more particularly described as follows:

Beginning at a point on the North line of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 16, which is East a distance of 312.0 feet from the West one-quarter corner of said Section 16, which said point is also the Northwest corner of parcel described in Deed M66 page 9785; thence South along the West line of said parcel 312.0 feet to the point of beginning of this description; thence continuing South, parallel to the West line of said Section 16, a distance of 328.0 feet, more or less, to a point on the South line of the N $\frac{1}{2}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$; thence East, along said South line of said N $\frac{1}{2}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$, a distance of 312.0 feet to a point; thence North, parallel with the West line of said Section 16, a distance of 328.0 feet, more or less, to the Southeast corner of said parcel described in Deed M66 page 9785; thence West 312.0 feet, more or less, to the point of beginning.

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. Electric Line Right of Way Easement, including the terms and provisions thereof,
 Dated : October 24, 1980
 Recorded : December 11, 1980 in Volume M80 page 24045, Deed records of Klamath County, Oregon
 From : Lawson W. Dempsey
 To : Midstate Electric Cooperative, Inc., a cooperative corporation

State of Oregon, County of Klamath
 Recorded 2/07/00, at 3:22 p. m.
 In Vol. M00 Page 3941
 Linda Smith,
 County Clerk Fee \$ 26.00