

200 MAR 28 AM 11:41

MTC 50307-LW
WARRANTY DEED

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JIMMIE A. KENDRICK,

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

MICHAEL RUECK,

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 **KLAMATH** and State of Oregon, to wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE
3912-036BO-00400 610244

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 50,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 10053 E LANGELL VALLEY ROAD, BONANZA, OR 97623

Dated this 23 day of March, 2000.

Jimmie A. Kendrick
JIMMIE A. KENDRICK

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on March 23, 2000 by
JIMMIE A. KENDRICK.

Lisa Weatherby
(Notary Public for Oregon)

My commission expires 11/20/2003

ESCROW NO. MT50307-LW

Return to:

MICHAEL RUECK
10053 E LANGELL VALLEY ROAD
BONANZA, OR 97623



26.00
m

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the W1/2 NW1/4 of Section 36, Township 39 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Commencing at a 5/8" iron pin marking the Northwest corner of said Section 36; thence South 00 degrees 03' 00" West along the West line of said Section 36, 1180.51 feet to the TRUE POINT OF BEGINNING for this description, thence from said TRUE POINT OF BEGINNING East 86.33 feet to a 1/2" iron pin, thence North 03 degrees 46' 35" East 80.80 feet to the beginning of a curve to the right, thence along the arc of a 10.17 feet radius curve to the right (Delta - 89 degrees 02' 51") 15.80 feet, thence South 87 degrees 10' 34" East 122.74 feet to a 1/2" iron pin, thence South 79 degrees 39' 35" East 16.22 feet, thence South 23 degrees 51' 30" East 151.61 feet to a 1/2" iron pin, thence South 00 degrees 06' 40" West 257.02 feet to a 1/2" iron pin, thence North 89 degrees 53' 20" West 301.94 feet to a point on the West line of said Section 36, thence North 00 degrees 03' 00" East along the West line of said Section 36, 313.93 feet to the point of beginning.

State of Oregon, County of Klamath
Recorded 3/28/00, at 11:41 a m.
In Vol. M00 Page 10052
Linda Smith,
County Clerk Fee\$ 26⁰⁰