

2000 AUG -1 PM 3: 38

MTL SIS27-TA
WARRANTY DEED

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GEORGE R. BABCOCK,
Donor(s) hereby grant, bargain, sell, warrant and convey to:
MICHAEL L. DUSAN and CONNIE J. DUSAN, as tenants by the entirety,
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:

A TRACT OF LAND IN SECTION 20, TOWNSHIP 38 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN. A MORE COMPLETE LEGAL DESCRIPTION IS ATTACHED HERETO AS EXHIBIT "A".

TOGETHER WITH A 1965 KOZY MANUFACTURED HOME, OREGON LICENSE PLATE NO. X123046 WHICH IS SITUATED ON REAL PROPERTY DESCRIBED AS FOLLOWS:

R-3809-020CC-03000-000
M-51188

R-440366
M-123046

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 29,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: **2575 Montelius Street/Klamath Falls, OR 97601**

Dated this 5th day of July, 2000.

George R. Babcock by Charles J. D. his attorney in fact
GEORGE R. BABCOCK

State of Washington)
) ss
County of)

AND Marilyn J. Wright, his attorney
in fact.

On this day personally appeared before me GEORGE R. BABCOCK to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that HE signed the same as HE free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand official seal this 5th day of July, 2020

Notary Public in and for the
Washington residing at *Bu*

My appointment expires 7/1/78

ESCROW NO. MT51527-TA

Return to:
MICHAEL L. DUSAN
2575 Montelius Street
Klamath Falls, OR 97601

31.00 M

STATE OF WASHINGTON
COUNTY OF SKAGIT

On this day personally appeared before me **GEORGE R. BABCOCK AND MAILYN J. WRIGHT**, His attorney in fact to me known to be the individual (s) described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as a free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal on July 5, 2000



Lanney Wilxon
Notary public in and for the state of Washington
Washington, Residing at Burlington
My appointment expires March 1, 2001

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land in Section 20, Township 38 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point 30 feet East and 495 feet North of the Southwest corner of said Section 20, said point being on the East side line of Montelius Street as located and established; thence East and parallel with the South line of Section 20 to a point on the West line of a tract of land conveyed by Theo Sides to the State of Oregon by and through its State Highway Commission, for highway right of way, recorded July 11, 1955 in Deed Book 276 at page 16; thence Northeasterly along the West line of said right of way to a point on the South line of a tract of land conveyed to Harold A. Perkins, et ux, by deed recorded March 1, 1948 in Book 217 at page 344; thence West along the South line of said Perkins tract to a point on the East line of Montelius Street; thence South along the East line of Montelius Street to the point of beginning.

EXCEPTING THEREFROM:

Beginning at point 30 feet East and 495 feet North of the Southwest corner of said Section 20, said point being on the East side of Montelius Street as located and established; thence North along the East side of Montelius Street a distance of 130 feet to a point; thence East and parallel with the South line of Section 20 to a point on the West line of a tract of land conveyed by Theo. Sides to the State of Oregon for highway right of way, recorded July 11, 1955 in Deed Book 276 at page 16; Klamath County Records; thence Southwesterly along the West line of said right of way to a point which is on a line running Easterly and parallel with the South line of said Section 20 from the point of beginning of this description; thence West along said line to the point of beginning.

Further excepting that portion conveyed to the State of Oregon by instrument recorded August 5, 1958 in Volume 301, page 541, Deed Records of Klamath County, Oregon.

State of Oregon, County of Klamath
Recorded 08/01/00, at 3:38 p.m.
In Vol. M00 Page 28209
Linda Smith,
County Clerk Fee\$ 31⁰⁰