

04 MAR 5 PM 3:58

WTC-52362 TA



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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

VIOLET DILLAYOU

61354 Edsall st
Bly, OR 97622

Until a change is requested all
tax statements shall be sent to
The following address:

VIOLET DILLAYOU

61354 Edsall st
Bly, OR 97622

Escrow No.

MT52362-LB

State of Oregon, County of Klamath

Recorded 03/05/2004 3:58 p.m

Vol M04 Pg 12915-12917

Linda Smith, County Clerk

Fee \$ 31.00 # of Pgs 3

STATUTORY WARRANTY DEED

AKA Beulah Maxwell

BEULAH MAE MAXWELL, Grantor(s) hereby convey and warrant to VIOLET DILLAYOU, Grantee(s) the following described real property in the County of KLAMATH and State of Oregon, free of encumbrances except as specifically set forth herein:

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

THIS IS A FULLFILLMENT DEED FOR THAT CERTAIN REAL ESTATE CONTRACT DATED OCTOBER 19, 2000 AND RECORDED OCTOBER 27, 2000, VOLUME M00, PAGE 39401.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$20,000.00.**

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.

Dated this 20th day of Feb. 2004.

Beulah Mae Maxwell
BEULAH MAE MAXWELL

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on Feb. 20, 2004 by BEULAH MAE MAXWELL.



[Signature]
(Notary Public for Oregon)

My commission expires 6.19.04

3/10 AM

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

Beginning at a point which lies South 23° 17' West a distance of 170 feet from an iron pin which marks the Southwest corner of Lot 1, Block 4, Town of Bly and running thence: North 66° 43' West a distance of 4.74 feet to a point; thence North 88° 47' West a distance of 43.11 feet, more or less, to the Northeast corner of parcel of land sold by Ida Nordine Edsall et al., to J.E. Dobbs and Betty Dobbs, husband and wife on October 1, 1951, which point is marked by an iron pin; thence South 1 degree 13' West a distance of 100 feet to a point on the North line of the alley; thence South 88° 47' East along the Northerly line of the alley a distance of 23.61 feet to a point; thence South 66° 43' East along the Northerly line of an unplatted alley a distance of 25.24 feet, more or less, to the most Westerly corner of a parcel conveyed by John D. Edsall et al., to Lester Cummings by Deed recorded on page 230 of Volume 255 of Deeds; thence North 23° 17' East along the Westerly line of said Cummings parcel a distance of 100 feet to a point on the Southerly line of an unnamed street; thence North 66° 43' West along the Southerly line of an unnamed street a distance of 40 feet, more or less, to the point of beginning; said tract in Lots 1 and 2, Section 3, Township 37 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2:

A tract of land situated in Government Lot 1, Section 3, Township 37 South, Range 14 East, Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point which is South 23° 17' West 170.00 feet and South 66° 43' East 40.00 feet from the iron pin which marks the Southwest corner of Lot 1, Block 4, Town of Bly, and being the point of beginning of that tract of land described as Parcel 3 in Volume M-67 on page 7900 of the Klamath County Deed Records; thence South 22° 18' East 28.00 feet; thence South 37° 15' West 82.85 feet to the Southwesterly corner of said Parcel 3; thence North 23° 17' East 100.00 feet to the point of beginning.

PARCEL 3:

Beginning at an iron pin which lies South 23° 17' West a distance of 170 feet and North 66° 43' West a distance of 4.74 feet and North 88° 47' West a distance of 43.11 feet from the iron pin which marks the Southwest corner of Lot 1 in Block 4, TOWN OF BLY, and running thence: Continuing North 88° 47' West along the South line of Edsall Street a distance of 45 feet to an iron pin; thence South 1 degree 13' West a distance of 100 feet to a point on the North line of the alley; thence South 88° 47' East along the alley line a distance of 45 feet to a point; thence North 1 degree 13' East a distance of 100 feet, more or less to the point of beginning, said tract being a portion of Lot 1, Section 3, Township 37 South, Range 14 East of the Willamette Meridian.

(Legal description continued)

PARCEL 4:

A parcel of land in the N1/2 NE1/4 Section 3, Township 37 South, Range 14 East, Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the Northeast corner of Lot 1, Block 7, of Bly, Oregon a recorded subdivision in Klamath County; thence South 88° 47' East, along the South line of Edsall Street 190.0 feet to the Northeast corner of property described in Volume 213, Page 395, and the Northwest corner of the property described in M76, Page 3413 of the Klamath County Deed Records; thence South 1 degree 13' West, along the West line of the property described in M76, Page 3413 to the Southwest corner of the property described in M76, Page 3413 which is the TRUE POINT OF BEGINNING of this description; thence South 88° 47' East, along the property described in M76, Page 3413, 45.0 feet to the Southeast corner of the property described in M76, Page 3413 and the Southwest corner of the property described in M75, Page 9055; thence continuing South 88° 47' East along the property described in M75, Page 9055, 23.61 feet; thence South 66° 43' East, 25.24 feet to the Southeast corner of the property described in M75, Page 9055; thence South 23 ° 17' West, 8.25 feet; thence North 66° 43' West, 24.18 feet; thence North 88° 47' West, 67.55 feet; thence North 1 degree 13' East, 8.25 feet to the TRUE POINT OF BEGINNING.