

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That GEORGE O. CHURCH and COLLEEN E. CHURCH, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by STANLEY C. MASTEN and PATRICIA A. MASTEN, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

See attached Exhibit "A".

To Have and Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances.

And that 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$30,000.00.

In construing this deed and where the context so requires, the singular includes the plural and the grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 28 day of JULY, 1989; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

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.

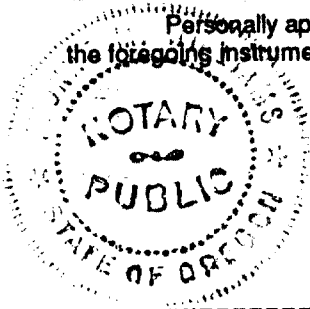
George Church
GEORGE O. CHURCH

Colleen Church
COLLEEN E. CHURCH

STATE OF OREGON)
) ss.
County of Klamath)

July 28, 1989

Personally appeared the above named GEORGE O. CHURCH and COLLEEN E. CHURCH and acknowledged the foregoing instrument to be their voluntary act and deed.



Before me.
Lynne M. Williams
NOTARY PUBLIC FOR OREGON
My Commission Expires: 10/7/91

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George O. Church and Colleen E. Church
217 North Ponytrail
Otis, OR 97368

Grantor's Name and Address
Stanley C. Masten and Patricia A. Masten
P. O. Box 156
Bonanza, OR 97623

Grantee's Name and Address

After recording return to:

Klamath County Title Co.
422 Main Street
Klamath Falls, OR 97601

Until a change is requested all tax statements shall be sent to the following address:
Stanley C. Masten and Patricia A. Masten
P. O. Box 156
Bonanza, OR 97623
Name, Address, Zip

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STATE OF OREGON)
) ss.
County of Klamath)

I certify that the within instrument was received for record on the ____ day of _____, 19__, at ____ o'clock __M., and recorded in book/reel/volume _____, page _____, or as fee/file/instrument/micro-film /reception No. _____, Record of Mortgages of said County.

Witness my hand and seal of County affixed.

Name Title
By _____
Deputy

26- ref old hsn masten

Exhibit "A"

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

A tract of land situate in the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 5, Township 39 South, Range 11 E.W.M., Klamath County, Oregon, more particularly described as follows: Beginning at a 5/8 inch iron pin on the Southwesterly right of way line of the Dairy-Bonanza Highway, said point being North 43°48'19" East a distance of 2158.79 feet from the Southwest corner of said Section 5; thence South 32°11'38" West 178.21 feet to a 5/8 inch iron pin; thence North 58°52'04" West 109 feet, more or less, to the West line of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 5; thence Northerly along the West line of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 5, 217.3 feet, more or less, to the Southwesterly right of way line of said Dairy-Bonanza Highway; thence South 56°59'00" East along said right of way line 225.5 feet, more or less, to the point of beginning, containing 0.69 acre, more or less.

Subject to an existing road easement along the west side. Also Subject to reservations and restrictions of record and easements and rights of way of record and those apparent on the land.