

## -WARRANTY DEED-

Melvin Stewart and Mary Lou Stewart, husband and wife,  
Grantors, convey and warrant to Frank M. Land and Kathleen M. Land,  
husband and wife, Grantees, the following described real property,  
free of encumbrances except as specifically set forth herein:

A tract of land situated in the NE $\frac{1}{4}$  NE $\frac{1}{4}$  of Section 35 and  
the NW $\frac{1}{4}$  NW $\frac{1}{4}$  of Section 36, Township 38 South, Range 9  
East of the Willamette Meridian, Klamath County, Oregon,  
more particularly described as follows:

Beginning at the Southeast corner of Lot 1, Block 9 of  
Tract 1152, NORTH HILLS, from which the Northeast corner  
of said Section 35 bears North 51° 02' 29" East 551.75  
feet, thence along the boundary of said Tract 1152 North  
88° 49' 11" West 52.40 feet, South 01° 10' 49" West  
173.42 feet, along the arc of a curve to the right  
(radius point bears North 01° 10' 49" East 230.00 feet  
and central angle equals 01° 36' 02") 6.43 feet, South  
02° 46' 51" West 120.14 feet. South 88° 49' 11" East  
229.78 feet, South 71° 42' 07" East 93.23 feet and South  
21° 51' 38" East 179.94 feet to the initial point of  
Tract 1207, Second Addition to North Hills, thence along  
the boundary of said Tract 1207, North 68° 08' 22" East  
130.00 feet, North 21° 51' 38" West 53.70 feet and North  
68° 08' 22" East 82.43 feet to the Northeast corner of  
Lot 3, Block 9 of said Tract 1207, thence North 46° 25'  
51" East 40.44 feet; thence North 21° 51' 39" West 229.35  
feet; thence North 62° 16' 05" West 192.57 feet; thence  
North 83° 57' 11" West 102.71 feet and North 88° 49' 11"  
West 211.94 feet to the point of beginning containing  
4.51 acres and with bearings based on said tract 1152,  
North Hills.

## SUBJECT TO AND EXCEPTING:

Those exceptions of record and apparent upon the land.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS  
\$60,000.00.

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 USE.

Until a change is requested, all tax statements shall be  
mailed to Grantee at: 404 PINE GROVE RD. Klamath Falls ORE  
97603

DATED this 21 day of June, 1990.

Melvin Stewart  
Mary Lou Stewart

12417

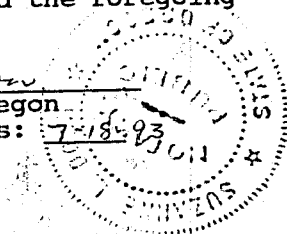
STATE OF OREGON )

) ss.

County of Klamath )

Personally appeared the above-named Melvin Stewart and Mary Lou Stewart, husband and wife, and acknowledged the foregoing instrument to be their voluntary act. Before me:

Suzanne L. Down  
Notary Public for Oregon  
My Commission expires: 7-18-93



STATE OF OREGON, ss.  
County of Klamath

Filed for record at request of:

Return: Frank M. & Kathleen M. Land  
404 Pine Grove Rd.  
Klamath Falls, Or. 97603

Frank M. Land  
on this 25th day of June A.D. 19 90  
at 11:14 o'clock A.M. and duly recorded  
in Vol. M90 of Deeds Page 12416  
Evelyn Biehn County Clerk  
By Pauline Muelenders Deputy.

Fee, \$33.00  
cc 1.00

BRANDSNESS & BRANDSNESS, P.C.  
A PROFESSIONAL CORPORATION  
ATTORNEYS AT LAW  
411 PINE STREET  
KLAMATH FALLS, OREGON 97601