

WARRANTY DEED

MTC35967PS

JOHN C. KLAUDER and CHRISTINE B. KLAUDER, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell and convey
STEVEN E. GELHARDT and JUDY C. GELHARDT, husband and wife,
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
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 \$ 22,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 2958 HOPE ST., KLAMATH FALLS, OR 97603

Dated this 27th day of Sept, 1995.

John C. Klauder
JOHN C. KLAUDER

Christine B. Klauder
CHRISTINE B. KLAUDER

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon SS. 9/27 1995
COUNTY OF Klamath

Personally appeared the above named John C. Klauder &
Christine B. Klauder

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Carmela Spencer

Notary Public for Oregon

My commission expires 8/16/96

Return to:

STEVEN E. GELHARDT
2958 HOPE ST.
KLAMATH FALLS, OR 97603

EXHIBIT "A"

A tract of land situated in the S1/2 SW1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the S1/4 corner of said Section 2; thence South 89 degrees 36' 38" West, 695.17 feet; thence North 00 degrees 13' East 270.12 feet; thence North 66 degrees 51' West 264.00 feet to a 5/8" rebar with a Tru-Line Surveying plastic cap being the true point of beginning of this description; thence South 23 degrees 09' West 161.28 feet to a 5/8" rebar with a Tru-Line Surveying plastic cap on the Northerly line of that tract of land as described in Volume 193, page 49 of the Klamath County Deed Records; thence North 66 degrees 51' West, along said Northerly line, 520 feet, more or less, to a point on the Northeasterly right of way line of the U.S.B.R. "A" Canal; thence Northwesterly, along said right of way line, 348 feet, more or less, to a point that bears North 66 degrees 51' West from the true point of beginning; thence South 66 degrees 51' East 76 feet, more or less, to a 5/8" iron pin with Tru-Line Surveying plastic cap; thence continuing South 66 degrees 51' East 752.80 feet to the true point of beginning of this description, with bearings based on the recorded survey of said Major Land Partition No. 29-88.

SUBJECT TO AND TOGETHER WITH a non-exclusive 30 foot easement situated in the SE1/4 SW1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon. The Southerly line of said easement being more particularly described as follows:

Beginning at a point on the Westerly right of way line of Hope Street, from which the S1/4 corner of said Section 2 bears South 00 degrees 13' West 253.82 feet and North 89 degrees 36' 38" East 695.17 feet; thence North 66 degrees 51' West 325.00 feet, to the end of the easement with bearings based on the recorded survey of said Major Land Partition No. 29-88.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 3rd day
of October A.D., 19 95 at 11:44 o'clock A M., and duly recorded in Vol. M95
of Deeds on Page 26727.

Bernetha G. Letsch, County Clerk

By Annette Mueller

FEE \$35.00