

MTC36342 DS

WARRANTY DEED

THEODORE STANKE and MILDRED STANKE, as tenants in common,
 Grantor(s) hereby grant, bargain, sell and convey
 FRANCIS GERARD MAISS and BARBARA LYNN MAISS, 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 \$ 169,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
 following address: 424 HILLSIDE AVE, KLAMATH FALLS, OR 97601

Dated this 23rd day of October, 1995.

Theodore Stanke
 THEODORE STANKE

Mildred Stanke
 MILDRED STANKE

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon SS. October 23rd 1995
 COUNTY OF Klamath

Personally appeared the above named _____

Theodore Stanke and Mildred Stanke

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Dawn Schooler

Notary Public for Oregon

My commission expires 12/20/98

(seal)

Return to:

FRANCIS GERARD MAISS
 424 HILLSIDE AVE
 KLAMATH FALLS, OR 97601

EXHIBIT "A" LEGAL DESCRIPTION

Lots 5 and 6 of Block 46 of HILLSIDE ADDITION to the City of Klamath Falls, Oregon according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, LESS the 20 foot strip off of the Southwesterly end of said Lots 5 and 6 which was conveyed to Klamath County, Oregon by deed, recorded August 12, 1926, in Deed Volume 72, page 229 Deed Records of Klamath County, Oregon.

EXCEPTING THEREFROM the Northerly 25 feet of Lot 5, Block 46, HILLSIDE ADDITION to the City of Klamath Falls.

SUBJECT TO a perpetual non-exclusive easement to the hot water well located on Lot 5, Block 46, HILLSIDE ADDITION to Klamath Falls, from the Southeast corner of Lot 4, South 21 degrees 11' East 48.47 feet; and South 68 degrees 46' West 2.58 feet, said well being more specifically located on "Map of Survey of portion of Lots 4 and 5, Block 46, HILLSIDE ADDITION to Klamath Falls, Oregon," surveyed for W. F. Price by Albert Gastaldi, Registered Professional Land Surveyor, and recorded in the Klamath County Surveyors Records, for the purpose of providing hot water for a single family residence on the above-described premises and necessary maintenance of the well.

ALSO SUBJECT TO a non-exclusive, perpetual and transferable easement through the existing culvert on a portion of Lots 5 and 6, Block 46, HILLSIDE ADDITION to Klamath Falls, more particularly described as follows:

Beginning at a 1/2" iron pin in the Westerly line of Hillside Avenue, from which the Northeast corner of said Lot 5 in Block 46, bears North 21 degrees 14' 00" West 30.00 feet; thence from said point of beginning South 21 degrees 14' 00" East along the Westerly line of said Hillside Avenue 22.47 feet to a point; thence leaving said Westerly line of Hillside Avenue South 68 degrees 46' 00" West 6.58 feet; thence North 21 degrees 14' 00" West parallel with said Hillside Avenue 22.47 feet; thence North 68 degrees 46' 00" East 6.58 feet to the point of beginning, for the purpose of conveying hot water from the above described hot water well, to the above described property conveyed by this deed. this easement is for the purpose of maintaining pipes and transporting hot water through the existing culvert and does not grant any rights to disturb the surface of the ground or any structures or improvements thereon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 25th day
of October A.D., 19 95 at 3:45 o'clock P M., and duly recorded in Vol. M95
of Deeds on Page 29195

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Annette Mueller