

MTC40010KR

## WARRANTY DEED

JAMES T. EVATT,

Grantor(s) hereby grant, bargain, sell and convey to:

STEVEN R. LUKE,

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 \$ 40,999.00.

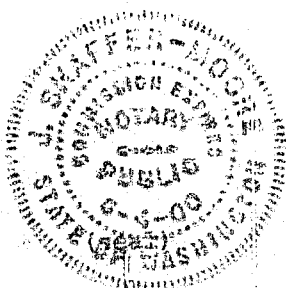
Until a change is requested, all tax statements shall be sent to Grantee at the following address: 2567 KANE STREET, KLAMATH FALLS, OR 97603

Dated this 26 day of Nov, 1996

James T. Evatt  
 JAMES T. EVATT

STATE OF Washington SS. 567-69-4566 19 96  
 COUNTY OF Clark  
 Personally appeared the above named JAMES T. EVATT

and acknowledged the foregoing instrument to be 1 voluntary act.



Before me:

J. Schaffer-Moore  
 Notary Public for Washington

My commission expires 6-4-00

ESCROW NO. MT40010-KR

Return to:

STEVEN R. LUKE

2567 KANE STREET

KLAMATH FALLS, OR 97603

EXHIBIT "A"  
LEGAL DESCRIPTION

Those portion of TRACT NO. 26 of KIELSMEIER ACRE TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Southeast corner of said TRACT 26 of KIELSMEIER ACRE TRACTS; thence West along the South line of said Tract, 132 feet; thence North and parallel with the East line of said Tract, 77 feet, more or less, to the South line of the North half of said Tract; thence East along said South line 132 feet to the East line of said Tract; thence South along said East line 77 feet, more or less, to the point of beginning.

ALSO, beginning at the Southwest corner of TRACT 26 of KIELSMEIER ACRE TRACTS, according to the duly recorded plat thereof; thence North 77 feet; thence East 176.3 feet, more or less, to the Northwest corner of the property deeded to W. W. Winningham and Gertrude E. Winningham, husband and wife, by deed recorded in Book 107, page 446, Deed Records of Klamath County, Oregon; thence South along the West side of said property 77 feet to the South line of said Tract; thence West along the South line of said Tract 26 to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 29th day  
of November A.D., 19 96 at 1:01 o'clock P.M., and duly recorded in Vol. M96  
of Deeds on Page 37471.

FEE \$35.00

Bernetha G. Letsch County Clerk

By Nathan Ross