

34485

MTC 40749-LW
WARRANTY DEED

Vol. 177 Page 7850

RAYMOND D. RICKARDS and GAIL H. RICKARDS, husband and wife,
Grantor(s) hereby grant, bargain, sell and convey to:
JERRY J. FELICIELLO and MYRNA L. FELICIELLO, 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 KLANATH 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 \$ 275,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 27431 Rocky Point Rd. Klamath Falls, OR 97601

Dated this 12th day of March, 1997

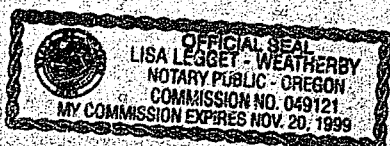
Raymond D. Rickards
RAYMOND D. RICKARDS

Gail H. Rickards
GAIL H. RICKARDS

STATE OF Oregon
COUNTY OF Klamath SS. March 12 1997

Personally appeared the above named Raymond D. Rickards
and Gail H. Rickards

and acknowledged the foregoing instrument to be their voluntary act.



(Seal)

Before me:

Lisa Legget-Weatherby
Notary Public for Oregon

My commission expires 11/20/99

ESCROW NO. MT40749-LW

Return to:

JERRY J. FELICIELLO
27431 Rocky Pt Road
Klamath Falls, OR
97601

97 MAR 17 P3:52

EXHIBIT "A" **LEGAL DESCRIPTION**

The West 100 feet of the East 200 feet of that portion of the SE1/4 NE1/4 of Section 3, Township 36 South, Range 6 East of the Willamette Meridian, which lies North of Harriman Creek.

AND

A tract of land situated in that portion of the SE1/4 NE1/4 and the NE1/4 NE1/4 of Section 3, Township 36 South, Range 6 East of the Willamette Meridian, Klamath C County, Oregon, which lies North of Harriman Creek and which is more particularly described as follows, to-wit:

Commencing at the Northeast corner of SE1/4 NE1/4 of said Section 3; thence West along the North line of said SE1/4 NE1/4 of said Section 3, a distance of 100 feet to an iron bolt set in concrete, which iron bolt marks the Northeast corner of the tract of land conveyed to C.T. Darley by deed recorded in Volume 286 at page 549, of Klamath County, Oregon, Deed Records and which marks the true point of beginning. Starting at said true point of beginning, thence Westerly on the North line of said SE1/4 NE1/4 of Section 3 a distance of 100 feet to an iron bolt set in concrete which marks the Northwest corner of said Darley Tract; thence South 1 degree 09' West along the West side of said Darley Tract a distance 241.0 feet, more or less, to an iron pipe set in concrete; thence South 29 degrees 19' West 25.0 feet, more or less, to an iron pipe set in concrete and located on the North bank of Harriman Creek, thence North 81 degrees 45' West 152.6 feet to the center line of a 20 foot width roadway; thence North 10 degrees 57' East on said road center line 76.2 feet; thence South 84 degrees 42' East 10.0 feet to an iron pin set in concrete; thence North 2 degrees 17' West 160.0 feet, more or less, to an iron pipe set in concrete and located on the North line of the SE1/4 NE1/4 of said Section; thence Easterly on said North line a distance 150.0 feet, more or less, to said Northwest corner of said Darley Tract; thence North 1 degree 09' East 157 feet, more or less, to the center line of the Harriman to Rocky Point Road; thence Easterly on the last said road 100 feet, more or less, to a point located 100 feet West of the East boundary of said Section 3; thence Southerly on a straight line to the true point of beginning.

EXCEPTING THEREFROM that portion lying within the State Highway 421, Rocky Point Road right-of-way.

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Ameri Title the 17th day
of March A.D., 19 97 at 3:52 o'clock P. M., and duly recorded in Vol. H97
of Deeds on Page 7850

Bernetha G. Letsch, County Clerk

FEE \$35.00

by Hadden Ross