

ATE 01046516

RETURN TO: Charles C. Ehlers 1401 Pacific Terrace Klamath Falls, OR 97601	TAX STATEMENTS TO:	CLERK'S STAMP:
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-WARRANTY DEED-

Michael L. Adams and Lisa L. Adams, Grantor, convey and warrant to Charles C. Ehlers and Helen Meyer, as tenants in common, Grantee, the following described real property situated in the County of Klamath, State of Oregon, free of encumbrances except as specifically set forth herein:

See Exhibit "A" attached hereto and by this reference incorporated herein.

SUBJECT TO AND EXCEPTING: None.

The true and actual consideration for this transfer is exchange.

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 PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS, WHICH, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE. 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 EXISTENCE OF FIRE PROTECTION FOR STRUCTURES.

DATED this 4 day of November, 1996.

Michael L. Adams
Michael L. Adams

Lisa L. Adams
Lisa L. Adams

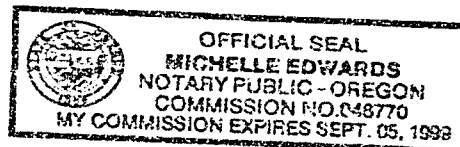
STATE OF OREGON)
County of Marion) ss.

November 4, 1996.

Personally appeared Michael L. Adams and Lisa L. Adams, and acknowledged the foregoing instrument to be their voluntary act and deed. Before me:

Michelle Edwards
Notary Public for Oregon
My Commission expires: Sept 5, 99

This instrument is being recorded as an accommodation only, and has not been executed for the purpose of creating a lien or interest in real property. This instrument is being recorded at the request of ASPEN TITLE & ESCROW, INC.



10751

EXHIBIT "A"

A parcel of land situated in the S 1/2 of Lot 6, Section 12, Township 38 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Starting at the iron pipe marking the Southeast corner of the N 1/2 of Lot 6 as referred to in Volume M-69 at Page 9509, Microfilm Records; thence North 89 degrees 32' 23" West 914.77 feet along the South boundary of the N 1/2 of said Lot 6 to a 5/8 inch iron rod (this same boundary line recited in above Volume M-69 at Page 9509, and on map of Survey No. 471 as bearing North 89 degrees 54 1/2' West); thence South 17 degrees 24' 31" East 350.98 feet to a 5/8 inch iron rod; thence continuing South 17 degrees 24' 31" East 350.98 feet to a 5/8 inch iron rod on the South boundary of said Lot 6; thence North 89 degrees 40' 52" West along the South Boundary of said Lot 6 a distance of 914.04 feet to a 5/8 inch iron rod at the high water line of Upper Klamath Lake; thence North 24 degrees 06' 06" West along the high water line of Upper Klamath Lake a distance of 336.55 feet to a 5/8 inch iron rod, which is the true beginning point of this description; thence South 89 degrees 36' 20" East 435.6 feet; thence South 24 degrees 06' 06" East 109.54 feet; thence North 89 degrees 36' 20" West 435.6 feet; thence North 24 degrees 06' 06" West 109.54 feet to the true beginning point.

EXCEPTING THEREFROM:

That certain property situated in the S 1/2 SW 1/4 of Lot 6, Section 12, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Commencing at the center quarter corner as per CS No. 471; thence South 00° 10' 37" West 653.16 feet; thence North 89° 32' 23" West 914.77 feet; thence South 17° 24' 31" East 350.98 feet; thence North 89° 36' 37" West 677.96 feet to a point which is the true point of beginning; thence South 24° 06' 06" East 199.66 feet; thence North 89° 36' 20" West 281.55 feet to a point on the westerly boundary of Lot 6; thence North along said westerly boundary North 24° 06' 06" West 127.04 feet; thence North 72° 05' 20" East 210.37 feet; thence South 89° 36' 37" East 51.72 feet to the true point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 10th day
of April A.D., 19 97 at 3:43 o'clock P. M., and duly recorded in Vol. M97
of Deeds on Page 10750

FEE \$35.00

Bernetha G. Letsch, County Clerk
by Kathleen R. Razz