

AFTER RECORDING, RETURN TO:

Charles C. Ehlers
1401 Pacific Terrace
Klamath Falls, OR 97601

35825

SEND TAX STATEMENTS TO:
Charles C. Ehlers
1401 Pacific Terrace
Klamath Falls OR 97601

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ATE 01045514
-WARRANTY DEED-

Helen Meyer, Grantor, conveys and warrants to Charles C. Ehlers, Grantee, her undivided one-half interest in the following described real property situated in the County of Klamath, State of Oregon, free of encumbrances except as specifically set forth herein:

That certain property situated in the S $\frac{1}{4}$ SW $\frac{1}{4}$ of Lot 6, Section 12, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Center 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 729.63 feet to a point which is the true point of beginning of this description; thence South 72° 05' 20" West 210.37 feet; thence North 24° 06' 06" West 27' 72.62 feet, more or less, to a 3/4 inch iron rod (as per R.O.S. No. 2201); thence South 89° 36' 37" East 229.86 feet to the true point of beginning.

SUBJECT TO AND EXCEPTING: Subject to reservations, restrictions, rights of way, and easements of record and those apparent on the land. 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 3 day of March, 1997.

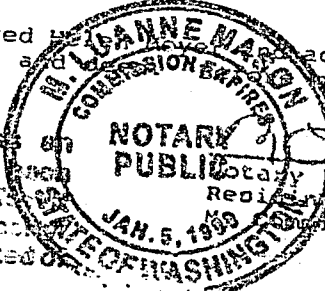
STATE OF WASHINGTON)
County of Yakima) ss.

Helen Meyer
Helen Meyer

MARCH 3, 1997.

Personally appeared Helen Meyer acknowledged the foregoing instrument to be her voluntary act and deed.

This instrument is being recorded as an accommodation only, and has not been examined as to validity, sufficiency or effect. It may have upon the herein described property. This county recording has been requested by ASPEN TITLE & ESCROW, INC.



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 10752.

FEE \$30.00

Bernetha G. Letsch, County Clerk
by Hortelma Bras