

97 APR 10 P3:43
ATE 01045514

RETURN TO: Michael L & Lisa L. Adams 3939 Tunbridge Wells SE Salem, OR 97302	TAX STATEMENTS TO: Michael L. and Lisa L. Adams 3939 Tunbridge Wells, S.E. Salem, OR 97302	CLERK'S STAMP:
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-WARRANTY DEED-

Charles C. Ehlers, Grantor, conveys and warrants to Michael L. Adams and Lisa L. Adams, husband and wife, Grantee, 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 $\frac{1}{2}$ SW $\frac{1}{4}$ 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.

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 20 day of February, 1997.

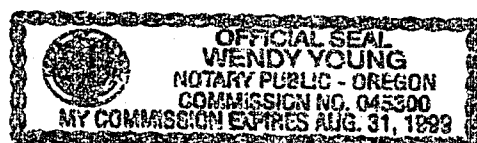
Charles C. Ehlers
Charles C. Ehlers

STATE OF OREGON)
) ss.
County of Klamath)

February 20, 1997.

Personally appeared Charles C. Ehlers and acknowledged the foregoing instrument to be his voluntary act and deed. Before me:

Wendy Young
Notary Public for Oregon
My Commission expires: 8-31-99



STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

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 courtesy recording has been requested of ASPEN TITLE & ESCROW, INC.

Aspen Title & Escrow
on this 10th day of April A.D., 1997
at 3:43 o'clock P. M. and duly recorded
in Vol. M97 of Deeds Page 10754

Bernetha G. Letsch, County Clerk

By Kathleen Rose
Fee, \$30.00 Deputy: