

53139

MTC 43-59-KR
WARRANTY DEEDVol. 111 Page 4799

AUDIE SOYLAND LINDA SOYLAND,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:
SHARON A. THELIN,

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:

SHE 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 FREE 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 \$ 165,000.00.

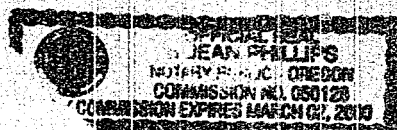
Until a change is requested, all tax statements shall be sent to Grantee at the following address: 3517 GRENADA WAY, KLAMATH FALLS, OR 97603

Dated this 15th day of December 1997Audie Soyland
AUDIE SOYLANDLinda Soyland
LINDA SOYLANDSTATE OF OregonCOUNTY OF Klamath

SS.

December 15, 1997

Personally appeared the above named

Audie Soyland
and Linda Soylandand acknowledged the foregoing instrument to be their voluntary act.

(seal)

Before me:

B. Geo. Phelps
Notary Public for OregonMy commission expires 3-1-2000

ESCROW NO. MT43159-KR

Return to:

SHARON A. THELIN

3517 GRENADA WAY

KLAMATH FALLS, OR 97603

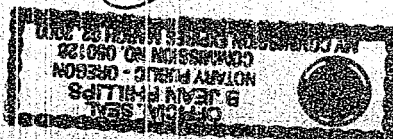


EXHIBIT "A" LEGAL DESCRIPTION

4800

Lot 5, Block 6, TRACT 1145, NOB HILL, a resubdivision of portions of NOB HILL, IRVINGTON HEIGHTS, MOUNTAIN VIEW ADDITION, AND ELDORADO HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

A 10.00 foot wide strip of land located in the NE1/4 SE1/4 of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the Northeast corner of Lot 5, Block 6, Tract 1145, NOB HILL REPLAT; thence South 65 degrees 52' 18" West 100.00 feet to the Northwest corner of said Lot 5; thence 10.00 feet along the arc of a 570.00 foot radius curve to the left, the long chord of which bears North 24 degrees 37' 52" West 10.00 feet; thence North 65 degrees 52' 18" East 100.01 feet to a point on the Westerly right-of-way line of Ridge Crest Drive; thence following said right of way line 10.00 feet along the arc of a 670.00 foot radius curve to the right, the long chord of which bears South 24 degrees 33' 21" East 10.00 feet, to the point of beginning.

STATE OF OREGON, COUNTY OF KLAMATH: ss.

Filed for record at request of Ameri Title the 13th day
of February A.D., 19 98 at 3:50 o'clock P. M., and duly recorded in Vol. M98
of Deeds on Page 4799

FEE \$35.00

By Hermetha G. Leusch, County Clerk
Hermetha G. Leusch