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WARRANTY DEED Vol. 1198 Page 6837

MICHAEL P. LUNDQUIST and PAULA M. LUNDQUIST, husband and wife,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
DWIGHT DENNIS ELLETT and DORIS P. ELLETT, 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 KLAMATH 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 \$ 115,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 3821 HOPE ST., KLAMATH FALLS, OR 97603

Dated this 27 day of Feb., 1998

Michael P. Lundquist
MICHAEL P. LUNDQUIST

Paula M. Lundquist
PAULA M. LUNDQUIST

STATE OF Oregon ss. February 27 19 98
COUNTY OF Klamath

Personally appeared the above named Michael P. Lundquist
and Paula M. Lundquist

and acknowledged the foregoing instrument to be A voluntary act.



(seal)

Before me:

Lisa Legget-Weatherby
Notary Public for Oregon
My commission expires 11/20/99

ESCROW NO. MT43725-LW

Return to:

DWIGHT DENNIS ELLETT
3821 HOPE ST.
KLAMATH FALLS, OR 97603

98 MAR -2 P 3:50

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EXHIBIT "A"
LEGAL DESCRIPTION

The South 94.43 feet of the following described property:

A parcel of land situated in S1/2 SE1/4 NW1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin marking the Southeast corner of SE1/4 NW1/4 of said Section 11, said point being the Northeast corner of PERRY'S ADDITION TO LLOYDS TRACTS subdivision; thence South 89 degrees 50' West along the South line of S1/2 SE1/4 NW1/4 of said Section 11, said line being the North line of PERRY'S ADDITION TO LLOYDS TRACTS subdivision a distance of 141.90 feet to an iron pin on the Easterly right-of-way line of Hope Street; thence North 0 degrees 17' East along the Easterly line of Hope Street a distance of 330.43 feet to an iron pin; thence North 89 degrees 59 1/2' East parallel with the North line of S1/2 SE1/4 NW1/4 of said Section 11 a distance of 142.53 feet to the East line of the S1/2 SE1/4 NW1/4 of said Section 11; thence South 0 degrees 23' 33" West along the East line of the S1/2 SE1/4 NW1/4 of said Section 11 a distance of 330.05 feet, more or less, to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 2nd day
of March A.D., 19 98 at 3:50 o'clock P. M., and duly recorded in Vol. M98
of Deeds on Page 6837

Bernetha G. Letsch, County Clerk

FEE \$35.00

By Kathleen Ross