

54021

MTC 43671-MG
WARRANTY DEED Vol. 1798 Page 6903

GERALD GREENWELL and ANN GREENWELL, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
CHERRYL WEBB and KERRY L. WALKER, with the rights of survivorship,
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 \$ 10,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: PO BOX 157, CHEMULT, OR 97731

Dated this 27th day of February, 1998.

Gerald Greenwell
GERALD GREENWELL

Ann Greenwell
ANN GREENWELL

STATE OF ~~California~~ ARIZONA

COUNTY OF Mohave SS. February 27th 19 98

Personally appeared the above named Gerald Greenwell and Ann Greenwell

and acknowledged the foregoing instrument to be their voluntary act.

Before me:

Debi Legan
Notary Public for ~~California~~ ARIZONA
My commission expires My Commission Expires Dec. 4, 1998

ESCROW NO. MT43671-MG

Return to:
CHERRYL WEBB
PO BOX 157
CHEMULT, OR 97731

EXHIBIT "A" LEGAL DESCRIPTION

A parcel of land situate in NW1/4 SW1/4 of Section 21, Township 27 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows: Beginning at the Southwest corner of Lot 1, Block 6, of CHEMULT, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, and running thence South 19 degrees 20' East a distance of 80 feet to the Northwest corner of Lot 4, Block 7, CHEMULT; thence South 70 degrees 40' West a distance of 200 feet; thence South 19 degrees 20' East parallel to the Westerly line of Lot 5, Block 7, CHEMULT a distance of 50 feet; thence South 70 degrees 40' West along the extended Northerly line of Lot 3, Block 7, CHEMULT, to an intersection with the West line of Section 21; thence North following the Westerly line of Section 21 to a point which marks the intersection of the South line of Lot 1, Block 6, CHEMULT, extended to an intersection with the Westerly line of Section 21; thence North 70 degrees 40' East a distance of 400 feet, more or less to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle
of March A.D., 19 98 at 11:50 o'clock A. M., and duly recorded in Vol. M98
of Deeds on Page 6903

FEE \$35.00

By Bernetha G. Letsch, County Clerk