

55780

MTC 44021-MS
WARRANTY DEEDVol. 1198 Page 10955

JAMES H. SPURLOCK and MARY ANN SPURLOCK, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to: STEPHEN E. HILBERT AND DEBBIE P. HILBERT, 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 pursuant to an IRC 1031 Exchange on behalf of Grantor and/or Grantee.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: P.O. BOX 8464, INCLINE VILLAGE, NV 89452

Dated this 1 day of April, 1998

James H. Spurlock
JAMES H. SPURLOCK

Mary Ann Spurlock
MARY ANN SPURLOCK

STATE OF California

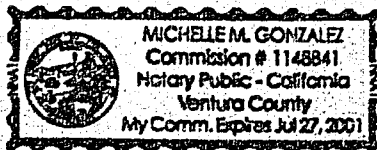
ss. April 1

1998

COUNTY OF Ventura

Personally appeared the above named James H. Spurlock & Mary Ann Spurlock

and acknowledged the foregoing instrument to be a voluntary act.



(seal)

Before me:

Michelle M. Gonzalez
Notary Public for State of Calif.
My commission expires July 27, 2001

ESCROW NO. MT44021-MS

Return to:

STEPHEN E. HILBERT

P.O. BOX 8464

INCLINE VILLAGE, NV 89452

EXHIBIT "A"
LEGAL DESCRIPTION

The Northerly 60 feet and the Westerly 150 feet of the Southerly 85.44 feet of Lot E, Subdivision of ENTERPRISE TRACT NO. 24, in NW1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

ALSO Starting at the Northwest corner of Section 3, Township 39 South, Range 9 East of the Willamette Meridian; thence South 00 degrees 00 1/2' East along the Westerly boundary of said Section 3, 826.8 feet, more or less, to its intersection with a line parallel with and 75.0 feet distant at right angles Northeasterly from the center line of the Klamath Falls-Lakeview State Highway, also known as South 6th Street, as the same is now located and constructed, said parallel line being also the Northerly right of way line of said Highway; thence South 55 degrees 52 1/2' East along said right of way line 2,192.4 feet, more or less, to an iron peg marking the Southwesterly corner of that certain tract of land conveyed to Swan Lake Moulding Company by deed dated May 16, 1968, and recorded in Volume M68, page 4736 of Klamath County Deed Records from which peg a cross chisled in the concrete sidewalk bears South 34 degrees 07 1/2' West 10.0 feet; thence North 34 degrees 07 1/2' East at right angles to Sixth Street 150.0 feet to an iron peg and the true point of beginning of this description; thence South 55 degrees 52 1/2' East 73.52 feet to an iron peg in the East line of Enterprise Tract No. 33A; thence North 00 degrees 21 1/2' East 132.36 feet along the East line to an iron peg; thence South 34 degrees 07 1/2' West 109.92 feet to the place of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 3rd day
of April A.D., 19 98 at 3:35 o'clock P. M., and duly recorded in Vol. M98
of Deeds on Page 10955

FEE \$35.00

By Kathleen R. Letch Bernetha G. Letch, County Clerk