

56044

98 APR -9 AM 12:22

Vol 1798 Page 11515

After recording return to:

ROY C. SIGLER

P.O. BOX 777

GILCHRIST, OR 97737

TITLE ORDER NO: K-52142

KEY ESCROW NO: 41-1435

Until a change is requested tax statements
shall be sent to the following address:

SAME AS ABOVE

WARRANTY DEED -- STATUTORY FORM
(INDIVIDUAL or CORPORATION)

UTE P. HODGES, an individual Grantor,

conveys and warrants to:

ROY C. SIGLER and PATRICIA L. SIGLER, husband and wife, Grantee,

the following described real property free of encumbrances except as
specifically set forth herein:

SEE EXHIBIT "A" WHICH IS MADE A PART HEREOF BY THIS REFERENCE

Tax Account No: 150286

Map No: 24-08-036-C-01300

Tax Account No: 813070

Map No: 087881

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 consideration for this conveyance is \$13,000.00. However, if
the actual consideration consists of or includes other property or other
value given or promised, such other property or value was part of the/the
whole of the (indicate which) consideration.

If grantor is a corporation, this has been signed by authority of the Board of
Directors.

Dated this 4 day of April, 1998.

GRANTOR(S):

UTE P. Hodges
UTE P. HODGES

Wisconsin
STATE OF ~~OREGON~~, County of Ashland) ss.

This instrument was acknowledged before me on April 4, 1998,
by UTE P. HODGES

Jim Ryker
Notary Public for Oregon
Wisconsin

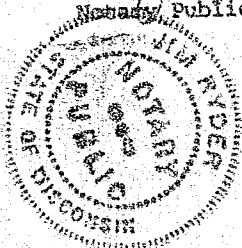
My commission expires: Nov. 7-99

EXHIBIT "A"

Beginning at the quarter common to Section 36, Township 24 South, Range 8 East of the Willamette Meridian, and Section 1, Township 25 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, and running thence North 0°32' East a distance of 1214.25 feet to the true point of beginning of this description; thence continuing North 0°32' East along center section line a distance of 147.5 feet; thence Easterly at right angles to center section line a distance of 304.0 feet; thence South parallel to center Section line, a distance of 147.5 feet to Northeast corner of parcel; thence West along the North line of said parcel a distance of 304.0 feet to the point of beginning.

SUBJECT TO:

1. The rights of the public in and to that portion of the premises herein described lying within the limits of roads, streets or highways.
2. City Licns, if any, of the City of Crescent.
3. Rules, regulations and assessments of Crescent Sewer and Water Service Association.
4. Limited access provisions contained in Deed to the State of Oregon, by and through its State Highway Commission recorded December 15, 1951 in Volume 251, page 535, Deed Records, and amended by instrument recorded August 12, 1960 in Volume M60, page 7273, Deed Records, all of Klamath Count, Oregon, which provides that no right of easement or right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property.
5. We are informed that a mobile home is situated upon the herein described land. A policy of title insurance does not insure said mobile home or the title thereto, unless the mobile home has been de-titled and is permanently affixed to the land. If this is so and the mobile home is to be insured as part of the realty, please advise us in writing that such insurance is desired with proof that the mobile home is de-titled.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of First American Title the 9th day
of April A.D., 19 98 at 11:22 o'clock A. M., and duly recorded in Vol. M98,
of Deeds on Page 11515.
By Bernetha G. Letsch, County Clerk
Kathleen Rose

FEE \$35.00