

'98 MAY 15 P3:16



## WARRANTY DEED

47745 ARE  
AFTER RECORDING RETURN TO:  
JASON A. SALSGIVER  
AMY AC SALSGIVER  
1335 TAMERA  
KLAMATH FALLS, OREGON 97603

UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVE

MARY BETH HUTCHESON, hereinafter called GRANTOR(S), convey(s)  
and warrants to JASON A. SALSGIVER AND AMY AC SALSGIVER HUSBAND  
AND WIFE hereinafter called GRANTEE(S), all that real property  
situated in the County of Klamath, State of Oregon, described  
as:

SEE ATTACHED EXHIBIT "A"

"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 30.390."

and covenant(s) that grantor is the owner of the above described  
property free of all encumbrances except covenants, conditions,  
restrictions, reservations, rights, rights of way and easements  
of record, if any, and apparent upon the land, contracts and/or  
liens for irrigation and/or drainage,

and will warrant and defend the same against all persons who may  
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is  
\$85,000.00.

In construing this deed and where the context so requires, the  
singular includes the plural.

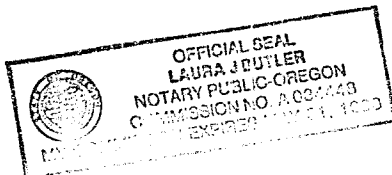
IN WITNESS WHEREOF, the grantor has executed this instrument  
this 15 day of MAY 1998.

Mary Beth Hutcheson  
MARY BETH HUTCHESON

STATE OF OREGON, County of Klamath)ss.

On May 15, 1998, personally appeared Mary Beth Hutcheson who  
acknowledged the foregoing instrument to be her voluntary act  
and deed.

[Signature]  
Notary Public for Oregon  
My Commission Expires: 5/31/98



## EXHIBIT "A"

The Northerly portion of Lot 19 and the Northerly portion of the Westerly 10 feet of Lot 18, All in Block 5, Tract No. 1003, THIRD ADDITION TO MOYINA, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a 1/2 inch iron pin marking the Northwest corner of said Lot 19; thence East 161.20 feet; thence South 36.97 feet; thence South 70 degrees 16' 30" West 114.82 feet; thence North 35 degrees 03' 10" West 92.49 feet to the point of beginning.

CODE 141 MAP 3809-36DC TL 2100

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 15th day  
of May A.D., 19 98 at 3:16 o'clock PM., and duly recorded in Vol. M98  
of Deeds on Page 16715.

FEE \$35.00

By Kathleen Ross Bernetha G. Letsch, County Clerk