

FRED C. WEAVER and ANNE I. WEAVER, husband and wife,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
DAVID C. STEINER and SHARLENE A. MARTIN, 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.

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The true and actual consideration for this conveyance is \$ 84,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 1434 CANBY STREET, KLAMATH FALLS, OR 97601

Dated this 20 day of May, 1998

Fred C. Weaver
FRED C. WEAVER
Anne I. Weaver
ANNE I. WEAVER

STATE OF Oregon ss. May 20th 19 98
COUNTY OF Klamath

Personally appeared the above named Fred C. Weaver
and Anne I. Weaver

and acknowledged the foregoing instrument to be A voluntary act.



Before me,
Lisa Legget-Weatherly
Notary Public for Oregon
My commission expires 11/20/99

(seal)

ESCROW NO. MT44649-LW

Return to:
DAVID C. STEINER
1434 CANBY STREET
KLAMATH FALLS, OR 97601

**EXHIBIT "A"
LEGAL DESCRIPTION**

A portion of Lots 3 and 4, Block 12 of HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the North line of Lot 3, Block 12, of HOT SPRINGS ADDITION to the City of Klamath Falls, which point is 35.9 feet East of the Northwest corner of said Lot 3, running thence South and parallel with the West line of said Lot 3 a distance of 121 feet; thence East and parallel with Canby Street, a distance of 42.5 feet; thence North and parallel with the West line of Lot 3, a distance of 121 feet to the South line of Canby Street; thence West along the South line of Canby Street a distance of 42.5 feet to the point of beginning.

TOGETHER WITH an easement, subject to the terms and provisions thereof, recorded February 28, 1944 in Volume 162, page 521, Records of Klamath County, Oregon, to wit:

TOGETHER WITH an easement over and across a strip of land five feet in width adjoining the above tract on the West and an easement over and across a strip of land five feet in width adjoining above tract of the East and reserving unto the grantors, their heirs and assigns, an easement over and across the West five feet, and also the East five feet of above described tract to be used as driveways.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 21st day
of May A.D., 19 98 at 11:51 o'clock A. M., and duly recorded in Vol. M98
of Deeds on Page 17286

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Beth Ann Ross