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59566

MT44401-KR Vol. 1998 Page 20419  
 WARRANTY DEED Vol. 1998 Page 19829

MICHAEL C. JUBIE and SUSAN M. JUBIE, as tenants by the entirety,  
 Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
 DOUGLAS L. BAKKE and KATHLEEN H. BAKKE, as tenants by the entirety,  
 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 \$ 215,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
 following address: 12129 OLD FORT ROAD, KLAMATH FALLS, OR 97601

Dated this 10th day of June, 1998.

Michael C. Jubie  
 MICHAEL C. JUBIE

Susan M. Jubie  
 SUSAN M. JUBIE

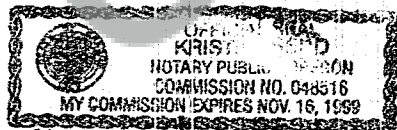
\*This document is being re-recorded to correct legal description.

STATE OF OREGON  
 COUNTY OF KLAMATH SS. June 10 19 98

Personally appeared the above named

MICHAEL C. JUBIE and SUSAN M. JUBIE

and acknowledged the foregoing instrument to be their voluntary act.



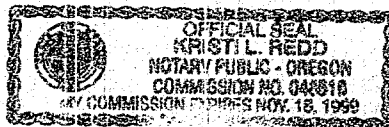
(seal)

Before me:  
Kristi L. Redd  
 Notary Public for Oregon  
 My commission expires 11/16/99

ESCROW NO. MT44401-KR

Return to:

DOUGLAS L. BAKKE  
 12129 OLD FORT ROAD  
 KLAMATH FALLS, OR 97601



98 JUN 10 P3:42

98 JUN 15 P3:25

EXHIBIT "A"  
LEGAL DESCRIPTION

A parcel of land located in the N1/2 SE1/4 of Section 20, Township 37 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the East line of Section 20, Township 37 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, from which point the East one-quarter corner of said Section 20 bears North 01 degrees 07' 21" East 610.03 feet; thence along the East line of said Section 20 South 01 degrees 07' 21" West 697.00 feet to the S1/16 corner common to Sections 20 and 21; thence along the South line of the N1/2 SE1/4 of Section 20 North 88 degrees 13' 07" West 1664.95 feet to a point on the Easterly right-of-way line of Old Fort Road; thence along said right-of-way line North 37 degrees 31' 11" West 17.79 feet; thence following said right-of-way line 294.67 feet along the arc of a 1243.24 foot radius curve to the right, the long chord of which bears North 30 degrees 43' 47" West 293.99 feet; thence continuing along said right-of-way line North 23 degrees 56' 22" West 493.15 feet; thence, leaving said right-of-way line, South 87 degrees 57' 55" East 2040.25 feet to the point of beginning.

STATE OF OREGON, COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 10th day  
of June A.D., 19 98 at 3:42 o'clock P. M., and duly recorded in Vol. M98  
of Deeds on Page 19829

FEE \$35.00

By Bernetha G. Leisch, County ClerkINDEXED  
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20421

# EXHIBIT "A" LEGAL DESCRIPTION

Parcel 1 of Minor Partition 11-88 described as:

A parcel of land located in the N1/2 SE1/4 of Section 20, Township 37 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the East one-quarter corner of Section 20, Township 37 South, Range 9 East of the Willamette Meridian; thence along the East line of said Section 20, South 01 degree 07' 21" West 610.03 feet; thence North 87 degrees 57' 55" West 2,040.25 feet to a point on the Easterly right of way line of Old Fort Road; thence along said right of way line North 23 degrees 56' 22" West 59.77 feet; thence following said right of way line North 317.45 feet along the arc of a 468.22 foot radius curve to the right, the long chord of which bears North 4 degrees 31' 00" West 311.40 feet; thence continuing on said right of way line 259.23 feet along the arc of a 498.07 foot radius curve to the left, the long chord of which bears North 60 degrees 00' 13" West 256.31 feet, to a point on the North line of the SE1/4 of said Section 20; thence South 87 degrees 42' 43" East 2,101.39 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_  
of \_\_\_\_\_ June \_\_\_\_\_ A.D., 19 98 at 3:42 o'clock \_\_\_\_\_ P. M., and duly recorded in Vol. \_\_\_\_\_ the 15th day  
of \_\_\_\_\_ Deeds \_\_\_\_\_ on Page 20419 M98

FEE \$15.00

By \_\_\_\_\_ Bernetha G. Letsch, County Clerk