

60720

MTC 44330-KA
WARRANTY DEED

Vol. 1798 Page 22013

MONTY E. STEVENS and KATHLEEN L. STEVENS, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
MARK B. WILCOX and CHERYL WILCOX, 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:
TOGETHER WITH A 1983 JEFRI MOBILE HOME, PLATE #X183249, VIN #129504388,
WHICH IS SITUATED ON THE SUBJECT PROPERTY.

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.

JUN 24 AM 1:17
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.

98 The true and actual consideration for this conveyance is \$ 135,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: P.O. BOX 408, FORT KLAMATH, OR 97626

Dated this 24th day of June, 1998

Monty E. Stevens
MONTY E. STEVENS

Kathleen L. Stevens
KATHLEEN L. STEVENS

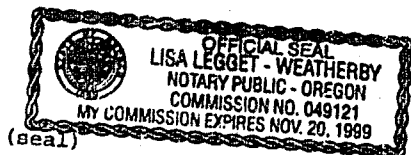
STATE OF Oregon

COUNTY OF Klamath

SS. June 24 19 98

Personally appeared the above named Monty E. Stevens
and Kathleen L. Stevens

and acknowledged the foregoing instrument to be A voluntary act.



Before me:

Lisa Legget-Weatherby
Notary Public for Oregon
My commission expires 11/20/99

ESCROW NO. MT44330-KA

Return to:
MARK B. WILCOX
P.O. BOX 408
FORT KLAMATH, OR 97626

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

A tract of land situated in Section 21, Township 33 South, Range 7 1/2 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeast corner of Section 21; thence South 593 feet to the true point of beginning; thence West 300 feet; thence South 200 feet; thence East 100 feet; thence South 122 feet, more or less to the Northwest corner of Deed M66 at page 12551, recorded December 20, 1966; thence East 200 feet; thence North 325 feet to the point of beginning.

EXCEPTING THEREFROM any portion lying within Main Street.

PARCEL 2:

A tract of land situated in Section 21, Township 33 South, Range 7 1/2 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point 968 feet South of the Northeast corner of Section 21; thence West 200 feet; thence South 50 feet; thence East 200 feet; thence North 50 feet to the point of beginning.

EXCEPTING THEREFROM any portion lying within Main Street.

PARCEL 3:

A parcel of land situate in the NE 1/4 NE1/4 of Section 21, Township 33 South, Range 7 1/2 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point 918 feet South of the Northeast corner of Section 21; thence West 200 feet; thence South 50 feet; thence East 200 feet; thence North 50 feet to the point of beginning.

EXCEPTING THEREFROM the East 30 feet used for road purposes.

PARCEL 4:

Commencing at a point 100 feet East of a stake 400 feet West and 800 feet South of the Northeast corner of Section 21, Township 33 South, Range 7 1/2 East of the Willamette Meridian, Klamath County, Oregon, thence East 100 feet; thence South 200 feet; thence West 100 feet; thence North 200 feet to the point of beginning.

PARCEL 5:

Beginning at a point 400 feet West and 800 feet South of the Northeast corner of Section 21, Township 33 South, Range 7 1/2 East of the Willamette Meridian, Klamath County, Oregon; thence East 100 feet; thence South 200 feet; thence West 100 feet; thence North 200 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 24th day
of June A.D., 19 98 at 11:17 o'clock A M., and duly recorded in Vol. M98
of Deeds on Page 22013.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Ross