

60771

MTC 45052-MS

WARRANTY DEED

Vol. 1998 Page 22147

WAYNE A. CONNORS and PAMELA J. CONNORS, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to: ERIC DANIEL KISTER and ELAINE DEBRA KISTER, 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.

JUN 24 P 3:38 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 \$ 160,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 2400 HAWKINS STREET, KLAMATH FALLS, OR 97601

Dated this 24th day of June, 1998.

Wayne A. Connors  
WAYNE A. CONNORS

Pamela J. Connors  
PAMELA J. CONNORS

BY: Wayne A. Connors HER ATTORNEY IN FACT  
WAYNE A. CONNORS

STATE OF Oregon, County of Klamath ) ss.

This instrument was acknowledged before me on June 24, 1998

by Wayne A. Connors, individually and

as attorney in fact

of Pamela J. Connors

Marjorie A. Stuart  
Notary Public of Oregon

My commission expires 12-20-98



ESCROW NO. MT45052-MS

Return to:

ERIC DANIEL KISTER  
2400 HAWKINS STREET  
KLAMATH FALLS, OR 97601

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A portion of Lots 19, 20, 21, Block 9, BUENA VISTA 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, being more particularly described as follows:

Beginning at a 1/2 inch iron pin marking the most Northerly corner of Lot 21, said Block 9, thence South 74 degrees 22' 00" West 99.13 feet to a 1/2 inch iron pin; thence South 32 degrees 25' 35" West 105.61 feet to a 5/8 inch iron pin on the Southerly line of Lot 19; thence South 59 degrees 06' 10" East along said Southerly line 53.0 feet; thence Northeasterly to the point of beginning, with bearings based on Survey No. 4476, as filed in the Klamath County Engineers Office.

TOGETHER WITH an easement for ingress and egress over and across Lots 22 and 23 of Block 9, BUENA VISTA ADDITION to The City of Klamath Falls, more particularly described as follows:

Beginning at a 1/2 inch iron pin marking the Northerly corner of Lot 21, Block 9, BUENA VISTA ADDITION; thence South 15 degrees 38' 00" East 54.39 feet to a 5/8 inch iron pin; thence North 31 degrees 07' 46" East, 3.55 feet; thence North 49 degrees 17' 30" East 72 feet, more or less to a point on the Westerly line of Lot 23; thence Southeasterly 50 feet, more or less, to a 1/2 inch iron pin marking the Southeast corner of Lot 23; thence South 49 degrees 17' 30" West, 108.38 feet to a 5/8 inch iron pin; thence South 31 degrees 07' 46" West 26.96 feet to a 5/8 inch iron pin; thence North 15 degrees 38' 00" West 41.18 feet to the point of beginning, with bearings based on Survey No. 4476 as filed in the Klamath County Engineers Office.

ALSO TOGETHER WITH an easement for ingress and egress to be 30 feet in width, being more particularly described in Agreement for Easement dated July 11, 1989 and recorded July 12, 1989 in Volume M89, page 12705, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 24th day  
of June A.D., 19 98 at 3:38 o'clock P. M., and duly recorded in Vol. M98,  
of Needs on Page 22147.

FEE \$35.00

By Bernetha G. Letsch, County Clerk  
Kathleen Ross