

AMT 45171 MG

## WARRANTY DEED

JAMES W. DAVIS and DORIS H. DAVIS, as tenants by the entirety,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
KELLY L. SHULTS and AMBER L. SHULTS, 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 \$ 83,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: , 3093 NE LANSING CT BEND OR 97701

Dated this 22 day of July, 1998

James W. Davis  
JAMES W. DAVIS

Doris H. Davis  
DORIS H. DAVIS

STATE OF Oregon SS. July 22 1998  
COUNTY OF Klamath

Personally appeared the above named James W. Davis and  
Doris H. Davis

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Marion Grantham  
Notary Public for Oregon  
My commission expires 1/22/01

ESCROW NO. MT45171-MG

Return to:

KELLY L. SHULTS  
3093 NE LANSING CT  
BEND OR 97701

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

A tract of land situate in Government Lot 1 in Section 15 Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, and being more particularly described as follows:

Beginning at the Northwest corner of Section 15 Township 34 South, Range 7 East of the Willamette Meridian, and running thence North 89 degrees 42' 15" East 400.0 feet along the North line of said Section 15; thence South 62.42 feet; thence South 50 degrees 43' 50" East 453.16 feet; thence South 76 degrees 17' 30" East 886.79 feet; thence South 34 degrees 25' 40" East 316.01 feet to the true point of beginning of this description; Thence continuing South 34 degrees 25' 40" East 55.0 feet; thence South 55 degrees 34' 20" West 400.0 feet to a point on the Northeasterly bank of the Williamson River; thence North 34 degrees 25' 40" West 116.11 feet; thence North 45 degrees 32' 20" West 22.89 feet; thence North 44 degrees 52' 10" East 411.58 feet; thence South 34 degrees 25' 40" East 160.0 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 24th day  
of July A.D., 19 98 at 3:52 o'clock P. M., and duly recorded in Vol. M98  
of Deeds on Page 27324.

FEE \$35.00

By Kathleen Rosa Bernetha G. Letsch, County Clerk