

64074

MTC 44762-KR
WARRANTY DEED VOL 198 Page 28942

MELVIN L. STEWART and MARY LOU STEWART, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
FOOTHILLS PINNACLE, L.L.C.,

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:

That portion of Parcel 3 of MAJOR LAND PARTITION 22-91 lying only in the
SW1/4 of the NW1/4 of Section 36, Township 38 South, Range 9 East of the
Willamette Meridian, Klamath County, Oregon, Southerly of Foothills
boulevard and Easterly of the powerline right of way described in Volume
264 at page 26, Deed Records of Klamath County, Oregon and Volume M73 at
page 13497, Microfilm Records of Klamath County, Oregon.

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:
SUBJECT TO: Reserving the following special restriction on the land as
follows: "ALL MODULAR HOMES TO INCLUDE FOUNDATIONS AND ATTACHED GARAGE".

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 \$ 50,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 5761 GLENRIDGE WAY, KLAMATH FALLS, OR 97603

Dated this 20th day of May, 1998.

Melvin L. Stewart
MELVIN L. STEWART

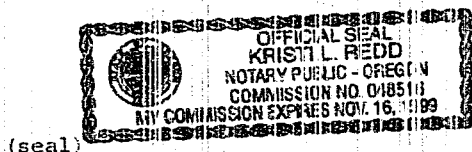
Mary Lou Stewart
MARY LOU STEWART

STATE OF OREGON SS. May 20 19 98
COUNTY OF KLAMATH

Personally appeared the above named

MELVIN L. STEWART & MARY LOU STEWART

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Kristi L. Redd
Notary Public for Oregon
My commission expires 4/16/99

STATE OF OREGON,
County of Klamath

Filed for record at request of

ESCROW NO. MT44762-KR

Return to:

FOOTHILLS PINNACLE, L.L.C.
5761 GLENRIDGE WAY
KLAMATH FALLS, OR 97603

Amerititle
on this 7th day of August A.D., 1998
at 11:17 o'clock A. M. and duly recorded
in Vol. 198 of Deeds Page 28942

Bernetha G. Leisch, County Clerk

By *Kristi L. Redd*

Fee, \$30.00

Deputy.