

64290

MTC 45355-KR  
WARRANTY DEED

Vol 1798 Page 29488

98 AUG 11 P3:40

AUDIE SOYLAND and LINDA M. SOYLAND, as tenants by the entirety,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
SANDRA HASKINS,

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 30.900.

The true and actual consideration for this conveyance is \$ 245,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: P.O. Box 2148, Klamath Falls, OR 97601

Dated this 10th day of August, 1998.

*Audie Soyland*  
AUDIE SOYLAND

*Linda M. Soyland*  
LINDA M. SOYLAND

STATE OF OREGON

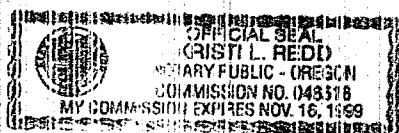
COUNTY OF KLAMATH

1998 August 10 1998

Personally appeared the above named

AUDIE SOYLAND and LINDA M. SOYLAND

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

*Crist L. Redd*  
Notary Public for Oregon

My commission expires 11/16/99

(seal)

ESCROW NO. MT45355-KR

Return to:

SANDRA HASKINS

P.O. Box 2148

Klamath Falls, OR  
97601

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

**PARCEL 1:**

Lot 9 in Block 4 of TRACT 1257, Resubdivision of a portion of FIRST ADDITION SHIELD CREST, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Also that portion of Lot 10 in Block 4 more particularly described as follows:

Beginning at a 5/8 inch iron rod marking the Northwest corner of Lot 9, Block 4, of said TRACT 1257; thence South 46 degrees 34' 59" East a distance of 155.36 feet to a 5/8 inch iron rod monument; thence South 65 degrees 05' 36" East a distance of 81.68 feet to a point on the Southwesterly line of said Lot 9; thence North 52 degrees 5' 19" West a distance of 234.25 feet to the point of beginning.

TOGETHER WITH an undivided interest in all those private roads shown on the plat and more particularly described in Declaration recorded in Volume M84, page 4256, Microfilm Records of Klamath County, Oregon.

EXCEPTING THEREFROM a parcel of land being a portion of Lot 9 and Lot 10, Block 4, Tract 1257, Resubdivision of a portion of the FIRST ADDITION TO SHIELD CREST, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron rod marking the Northwest corner of Lot 9, Block 4, of said Tract 1257; thence South 46 degrees 34' 59" East a distance of 39.60 feet to a 3/4 inch brass tag marked LS 993 in the top of a 6X6 wood fence post; thence North 60 degrees 23' 53" East a distance of 88.22 feet to a point on the North line of Lot 9; thence South 81 degrees 10' 56" West, along said North line, a distance of 106.73 feet to the point of beginning.

ALSO EXCEPTING THEREFROM a parcel of land being a portion of Lot 9, Block 4, Tract 1257, Resubdivision of a portion of the First Addition to Shield Crest, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Southwesterly line of Lot 9, Block 4, of said Tract 1257, said point being South 52 degrees 56' 19" East a distance of 234.25 feet from the Northwest corner of Lot 9; thence South 52 degrees 56' 19" East along the Southwesterly line of Lot 9, a distance of 124.44 feet to a 5/8 inch iron rod marking the Southwest corner of Lot 9; thence North 83 degrees 18' 16" East along the South line of Lot 9 a distance of 50.00 feet to a 5/8 inch iron rod monument; thence North 65 degrees 05' 36" West a distance of 164.24 feet to the point of beginning.

**PARCEL 2:**

A parcel of land being a portion of Lot 8, Block 4, Tract 1257, Resubdivision of a portion of the FIRST ADDITION TO SHIELD CREST, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron rod marking the Southeast corner of Lot 8, Block 4 of said Tract 1257; thence South 81 degrees 10' 56" West along the South line of said Lot 8, a distance of 103.53 feet; thence North 60 degrees 23' 53" East a distance of 97.84 feet to a 5/8 inch iron rod on the Westerly right of way line of Shield Crest Drive; thence Southeasterly along the arc of a 330 foot radius curve, concave to the East (chord = South 27 degrees 58' 12" East, 36.75 feet), a distance of 36.77 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Ameri Title the 11th day  
of August, A.D., 19 98 at 1:40 o'clock P. M., and duly recorded in Vol. M98,  
of Deeds on Page 29488.

FEE \$35.00

By Berneta G. Leisch, County Clerk  
Kathleen Kres