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MTC 45578-1 Vol. 298 Page 30097

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## WARRANTY DEED

BENJAMIN D. HIRENGEN and JOY L. HIRENGEN, husband and wife and STEVEN W. HUBLER and JUDY E. HUBLER, husband and wife,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
VALERIE J. VANCE,

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 30.030.

The true and actual consideration for this conveyance is \$ 65,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 4600 JANDERSON AVE., KLAMATH FALLS, OR 97603  
P.O. Box 2009 Klamath Falls, OR 97601

Dated this 14 day of August, 1998.

Benjamin D. Hirengen  
BENJAMIN D. HIRENGEN

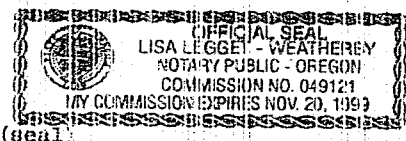
Joy L. Hirengen  
JOY L. HIRENGEN

Steven W. Hubler  
STEVEN W. HUBLER

Judy E. Hubler  
JUDY E. HUBLER

STATE OF Oregon  
COUNTY OF Klamath ss. August 13 1998

Personally appeared the above named Benjamin D. Hirengen, Joy L. Hirengen, Steven W. Hubler and Judy E. Hubler  
and acknowledged the foregoing instrument to be A voluntary act.



Before me:  
Lisa Leggett-Weatheren  
Notary Public for Oregon  
My commission expires 11/20/99

ESCROW NO. MT45578-LW

Return to:

VALERIE J. VANCE  
4600 JANDERSON AVE.  
KLAMATH FALLS, OR 97603  
97601

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

A parcel of land situated in the SE1/4 NW1/4 of Section 14, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of the SE1/4 of the NW1/4 of Section 14, Township 39 South, Range 9 East of the Willamette Meridian; thence South 0 degrees 05' West to the Northerly line of the right of way of the U.S.R.S. "A-3" Lateral; thence Northeasterly along the Northerly line of said right of way of the U.S.R.S. "A-3" Lateral to the intersection with the North line of said SE1/4 NW1/4, thence West along said North line a distance of 240 feet, more or less to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amaris, et al the 14th day  
of August A.D., 19 98 at 1:35 o'clock P. M., and duly recorded in Vol. N98  
of Deeds on Page 20097

Bernetha G. Letsch, County Clerk

By Kathleen Rose

FEE \$35.00