

65127

AMT 45715MG

WARRANTY DEED

Vol. 1798 Page 31253

98 AUG 25 P1:50

WILLIAM L. WILSON and HOLLY D. WILSON, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to: ROBERT E. MC ELLEY AND BERNICE MC ELLEY, TRUSTEES, OR THEIR SUCCESSOR, UNDER THE ROBERT E. AND BERNICE MC ELLEY FAMILY TRUST DATED SEPTEMBER 19, 1995, 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 \$ 155,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: , 8340 HILL ROAD KLAMATH FALLS OR 97603

Dated this 24th day of August, 1998

William L. Wilson
WILLIAM L. WILSON

BY: Holly D. Wilson
HOLLY D. WILSON

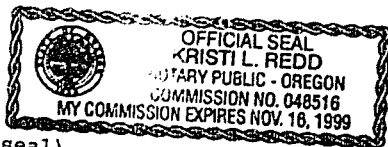
HIS ATTORNEY-IN-FACT

Holly D. Wilson
HOLLY D. WILSON

STATE OF Oregon
COUNTY OF Klamath ss. 8/24 19 98

Personally appeared the above named HOLLY D. WILSON for herself and as attorney-in-fact for WILLIAM L. WILSON

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Kristi L. Redd
Notary Public for OREGON
My commission expires 11/16/99

ESCROW NO. MT45715-MG

Return to:

ROBERT E & BERNICE MC ELLEY FAMILY TRUST
8340 HILL ROAD
KLAMATH FALLS OR 97603

EXHIBIT "A" LEGAL DESCRIPTION

A tract of land situated in the NE1/4 of Section 28, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northeast corner of the NW1/4 NE1/4 of said Section 28; thence South 89 degrees 54' 41" East 10.70 feet; thence South 00 degrees 19' 32" West 1537.06 feet; thence West 432.06 feet; thence South 220.00 feet to the true point of beginning of this description; thence South 340.05 feet; thence East 513.34 feet to the Westerly right of way line of the Hill (Bradbury) County Road; thence along said right of way line, Northwesternly on the arc of a curve to the left (central angle = 08 degrees 40' 35" and radius = 606.61 feet) 91.85 feet; North 16 degrees 50' 28" East 227.80 feet; and Northerly along the arc of a curve to the right (central angle = 03 degrees 11' 39" and radius = 602.95 feet) 33.61 feet; thence leaving said right of way line, West 418.65 feet to the true point of beginning of this description, with bearings based on Survey No. 1560 as recorded in the office of the Klamath County Surveyor.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Ameri title the 25th day
of August A.D., 19 98 at 1:50 o'clock P M., and duly recorded in Vol. M98
of Deeds on Page 31253.

FEE \$35.00

By Kathleen Rosa Bernetha G. Letsch, County Clerk