

67352

MTC 45610-KC  
WARRANTY DEEDVol. 1178 Page 36523

98 OCT -5 AM 140

MICHAEL W. STAHL,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

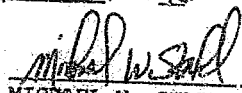
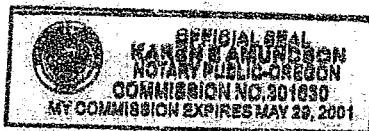
JANELLE L. NERIDA,

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

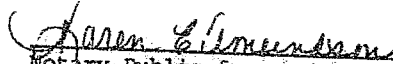
SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:  
and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, 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 \$ 90,000.00.Until a change is requested, all tax statements shall be sent to Grantee at the following address: 9564 HILL ROAD, KLAMATH FALLS, OR 97603Dated this 2nd day of Oct, 1998.  
MICHAEL W. STAHLSTATE OF OregonCOUNTY OF KlamathSS. Oct. 219 98Personally appeared the above named Michael W. Stahland acknowledged the foregoing instrument to be His voluntary act.

(seal)

Before me:

  
Notary Public for Oregon  
My commission expires 5-29-01

ESCROW NO. MT45610-KC

Return to:

JANELLE L. NERIDA

9564 HILL ROAD

KLAMATH FALLS, OR 97603

36524

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

**PARCEL 1:**

Parcel 3 of Land Partition No. 26-93 as filed in the Klamath County Clerk's Office, being situated in the NW1/4 NW1/4 of Section 32, Township 39 South, Range 10 East, Willamette Meridian, Klamath County, Oregon.

**EXCEPTING THEREFROM:**

A tract of land being a portion of Parcel 3 of "Land Partition 26-93", a duly recorded Land Partition, to be combined with Parcel 2 of said Land Partition, situated in the NW1/4 NW1/4 of Section 32, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southeast corner of said Parcel 3; thence North 00 degrees 01' 04" East along the East line of said Parcel 3, 457.97 feet; thence North 89 degrees 58' 44" West 314.61 feet to a point on the line between said Parcels 2 and 3; thence along said line South 21 degrees 04' 51" East 241.00 feet, South 37 degrees 55' 23" East 221.51 feet, and South 57 degrees 07' 15" East 107.73 feet to the point of beginning, with bearings based on the Survey of said Land Partition 26-93, Record of Survey 5402, being Property Line Adjustment 33-98 on file in the Planning Department of Klamath County.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 5th day  
of October A.D., 19 98 at 11:40 o'clock A M., and duly recorded in Vol. 1498,  
of Deeds on Page 36523.

FEE \$35.00

By Bernetha G. Letsch, County Clerk  
Kathleen Rose