

'98 OCT 27 A9:19

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AFTER RECORDING MAIL TO:

Name DIPLOMAT BUILDERS
Address 450 SHATTUCK AVE SOUTH, STE 300
City, State, Zip RENTON, WA 98055

STATUTORY WARRANTY DEED

The Grantor DANIEL LEE EDDY

For and in consideration of LOVE AND AFFECTION
In hand paid, conveys and warrants to DANIEL LEE EDDY AND CYNTHIA JOAN EDDY-POSTLEWATT

the following described real estate, situated in the County of KLAMATH
State of OREGON

SHE ATTACHED EXHIBIT 'A'

Dated this 22 day of October, 1998

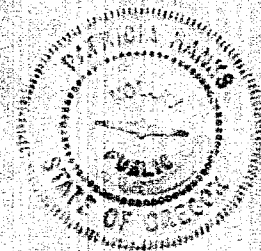
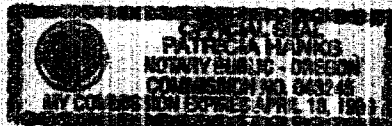
By Daniel Lee Eddy By _____
By _____ By _____

STATE OF OREGON
COUNTY OF Klamath

I certify that I know or have satisfactory evidence that Daniel Lee Eddy
the person (s) who appeared before me, and said person (s) acknowledged that _____ signed this instrument, on oath state that
is authorized to execute the foregoing instrument and acknowledged it to be the free and
voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: October 22, 1998

Patricia Hanks
Notary Public in and for the State of OREGON
Residing at _____
My commission expires April 18, 1999



IN THAT CERTAIN REAL PROPERTY LOCATED IN THE COUNTY OF KLAMATH, STATE OF OREGON, LEGALLY DESCRIBED

PARCEL 1:

A PARCEL OF LAND LOCATED IN THE W ¼ OF SECTION 5, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF KLAMATH, STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE ONE-QUARTER SECTION CORNER COMMON TO SECTIONS 5 AND 6, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN: THENCE ALONG THE SECTION LINE NORTH 0 DEGREES 06' EAST 495.55 FEET; THENCE NORTH 89 DEGREES 55' EAST 523.76 FEET; THENCE SOUTH 0 DEGREES 10' EAST 615.74 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF AUTUMN AVENUE; THENCE ALONG SAID RIGHT OF WAY LINE SOUTH 89 DEGREES 17' WEST 527.34 FEET, MORE OR LESS, TO THE WEST LINE OF SECTION 5; THENCE ALONG THE SECTION LINE NORTH 0 DEGREES 06' EAST 125.7 FEET, MORE OR LESS TO THE POINT OF BEGINNING; THE ABOVE DESCRIPTION IS BASED ON RECORD OF SURVEY NO.65 PERFORMED BY W.R. CANTON IN DECEMBER, 1948.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL OF LAND SITUATED IN THE SW ¼ SECTION 5, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF KLAMATH, STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN ON THE WEST LINE OF SAID SECTION 5, SAID POINT BEING NORTH 00 DEGREES 06' EAST A DISTANCE OF 495.55 FEET FROM THE IRON AXLE MARKING THE WEST QUARTER CORNER OF SAID SECTION 5 AND SAID POINT BEING ON THE SOUTH LINE OF THAT TRACT OF LAND DESCRIBED IN DEED VOLUME 464 AT PAGE 77, KLAMATH COUNTY DEED RECORDS; THENCE NORTH 89 DEGREES 55' EAST ALONG THE SOUTH LINE OF SAID TRACT OF LAND A DISTANCE OF 523.76 FEET TO AN IRON PIN; THENCE SOUTH 00 DEGREES 10' EAST A DISTANCE OF 65.60 FEET TO AN IRON PIN (SAID POINT BEING THE NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED AS PARCEL NO. 1 DEED VOLUME 350 AT PAGE 249, KLAMATH COUNTY DEED RECORDS); THENCE SOUTH 89 DEGREES 17' WEST PARALLEL WITH THE CENTERLINE OF LEWIS LANE (AND ALONG THE NORTH LINE OF SAID TRACT OF LAND) TO THE WEST LINE OF SAID SECTION 5; THENCE NORTH 00 DEGREES 06' EAST ALONG THE WEST LINE OF SAID SECTION TO THE POINT OF BEGINNING.

PARCEL 2:

BEGINNING AT AN IRON PIN WHICH LIES SOUTH 0 DEGREES 06' WEST ALONG THE SECTION LINE A DISTANCE OF 155.7 FEET AND NORTH 89 DEGREES 17' EAST ALONG THE CENTER LINE OF LEWIS LANE A DISTANCE OF 527.48 FEET AND NORTH 0 DEGREES 10' WEST A DISTANCE OF 580.14 FEET FROM THE IRON AXLE WHICH MARKS THE QUARTER SECTION CORNER COMMON TO SECTIONS 5 AND 6, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN IN THE COUNTY OF KLAMATH, STATE OF OREGON, AND RUNNING THENCE NORTH 89 DEGREES 17' EAST PARALLEL TO THE CENTER LINE OF LEWIS LANE A DISTANCE OF 375.87 FEET TO AN IRON PIN WHICH MARKS THE NORTHWEST CORNER OF THE SEIM PROPERTY DESCRIBED IN BOOK 59 AT PAGE 597, DEED RECORDS OF KLAMATH COUNTY, OREGON; THENCE NORTH 0 DEGREES 10' WEST A DISTANCE OF 61.3 FEET TO AN IRON PIN ON THE SOUTH LINE OF THE KIRKPATRICK PROPERTY DESCRIBED IN BOOK 77 AT PAGE 464, DEED RECORDS OF KLAMATH COUNTY, OREGON; THENCE SOUTH 89 DEGREES 55' WEST ALONG THE SOUTH LINE OF THE KIRKPATRICK PROPERTY A DISTANCE OF 375.85 FEET TO AN IRON PIN; THENCE SOUTH 0

39220

DEGREES 10' EAST A DISTANCE OF 65.6 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

PARCEL 3:

BEGINNING AT AN IRON PIN ON THE NORTH RIGHT OF WAY LINE OF LEWIS LANE WHICH LIES SOUTH 0 DEGREES 06' WEST ALONG THE SECTION LINE A DISTANCE OF 155.7 FEET AND NORTH 89 DEGREES 17' EAST ALONG THE CENTER LINE OF LEWIS LANE A DISTANCE OF 527.48 FEET AND NORTH 0 DEGREES 10' WEST A DISTANCE OF 30 FEET FROM THE IRON AXLE WHICH MARKS THE QUARTER SECTION CORNER COMMON TO SECTIONS 5 AND 6, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF KLAMATH, STATE OF OREGON, AND RUNNING THENCE NORTH 89 DEGREES 17' EAST ALONG THE NORTHERLY RIGHT OF WAY LINE OF LEWIS LANE A DISTANCE OF 20 FEET TO A POINT; THENCE NORTH 0 DEGREES 10' WEST A DISTANCE OF 213.1 FEET TO A POINT; THENCE NORTH 89 DEGREES 17' EAST A DISTANCE OF 355.87 FEET TO AN IRON PIN WHICH LIES ON THE WESTERLY LINE OF THAT CERTAIN PIECE OF PROPERTY KNOWN AS THE SEIM PROPERTY DESCRIBED IN BOOK 59 AT PAGE 597, DEED RECORDS OF KLAMATH COUNTY, OREGON; THENCE NORTH 0 DEGREES 10' WEST ALONG THE WEST LINE OF THE SEIM PROPERTY A DISTANCE OF 337.04 FEET TO AN IRON PINE; THENCE SOUTH 89 DEGREES 17' WEST PARALLEL TO THE CENTER LINE OF LEWIS LANE A DISTANCE OF 375.87 FEET TO AN IRON PIN; THENCE SOUTH 0 DEGREES 10' EAST A DISTANCE OF 550.14 FEET, MORE OR LESS, TO THE POINT BEGINNING. SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS, OIL, GAS, OR MINERAL RIGHTS OR RECORD, IF ANY.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Diplomat Builders the 27th day of October A.D., 19 98 at 9:19 o'clock A. M. and duly recorded in Vol. M98 of Deeds on Page 39218

FEE \$40.00
1.50 copy

By Bernetha G. Letsch, County Clerk
Kathleen Boss