

71343

MTC 46031-PS
WARRANTY DEEDVol. 1798 Page 45480

'98 DEC 11 PM 12

DENNIS ORIE PEUGH,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:
HOPE EVANGELICAL LUTHERAN CHURCH OF KLAMATH FALLS, OREGON, a non-profit corporation,

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 \$ 40,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 2314 HOMEDALE ROAD, KLAMATH FALLS, OR 97603

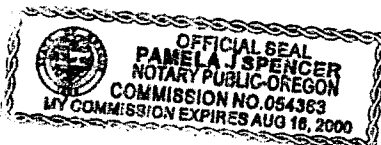
Dated this 11 day of December, 1998.

Dennis Orie Peugh
DENNIS ORIE PEUGH

STATE OF Oregon SS. 12/11 19 98
COUNTY OF Klamath

Personally appeared the above named DENNIS ORIE PEUGH

and acknowledged the foregoing instrument to be his voluntary act.



(seal)

Before me:

Pamela J. Spencer
Notary Public for OREGON
My commission expires 8/16/2000

ESCROW NO. MT46031-PS

Return to:

HOPE LUTHERAN CHURCH
2314 HOMEDALE ROAD
KLAMATH FALLS, OR 97603

EXHIBIT "A"
LEGAL DESCRIPTION

A portion of Tract 9, KIELSMEIER ACRE TRACTS, more particularly described as follows:

Beginning at a point 30 feet West and 350 feet South of the Northeast corner of the NW1/4 SE1/4 of Section 2, Township 30 South, Range 9 East of the Willamette Meridian, said point being on the centerline of the U.S. Government Irrigation Ditch and the Westerly line of the County Road; thence running South along the West line of the County Road, 148 feet; thence at right angles West 155 feet; thence North, parallel with the West line of the County Road a distance of 68 feet, more or less, to the centerline of the U.S. Government Irrigation Ditch; thence Northeasterly along the centerline of said ditch, a distance of 173.6 feet, more or less, to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 11th day
of December A.D., 19 98 at 3:12 o'clock P. M., and duly recorded in Vol. M98
of Deeds on Page 45480

FEE \$35.00

By Bernetha G. Letsch Bernetha G. Letsch, County Clerk