

71694

98 DEC 18 AM 13

MTC 46618-MS
WARRANTY DEED Vol. 1798 Page 46339

WILLIAM F. HILL and SHIRLEY C. HILL, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
KENNETH M. SCHELL and SYLVIA D. SCHELL, husband and wife,
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 \$ 150,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 5402 REEDER ROAD, KLAMATH FALLS, OR 97603
5402

Dated this 18th day of December, 19 98

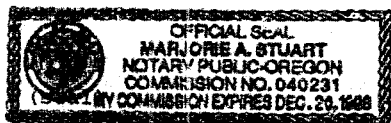
William F. Hill
WILLIAM F. HILL

Shirley C. Hill
SHIRLEY C. HILL

STATE OF Oregon SS. December 18 19 98
COUNTY OF Klamath

Personally appeared the above named William F. Hill and Shirley C. Hill

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Marjorie A. Stuart
Notary Public for Oregon
My commission expires 12-20-98

ESCROW NO. MT46618-MS

Return to:

KENNETH M. SCHELL
5402 ~~4440~~ REEDER ROAD
KLAMATH FALLS, OR 97603

35

EXHIBIT "A"
LEGAL DESCRIPTION

That portion of the SW1/4 SW1/4 of Section 26 lying South of the U.S.R.S. Drainage Ditch #31; the NW1/4 NW1/4 of Section 35 and a portion of Government Lot 8 of Section 34, lying East of the Easterly right of way line of Great Northern Railroad, in Township 40 South, Range 40 East of the Willamette Meridian, Klamath County, Oregon.

ALSO an undivided one-half interest in a 60 foot roadway along the West side of the SW1/4 NW1/4 and NW1/4 SW1/4 of Section 26, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, extending North to the County Road, only as excepted in that certain Deed to V. C. Rexford by Deed recorded in Volume 114, page 317, Deed Records of Klamath County, Oregon, EXCEPTING rights of way conveyed to the United States of America and rights of way for roads and Great Northern Railway.

EXCEPTING THEREFROM that portion conveyed to the United States of America, by an instrument recorded May 21, 1910 in Deed Volume 29, page 213, Deed Records of Klamath County, Oregon, for Stukel Lateral and Trayner Lateral over NW1/4 NW1/4 of Section 35 and NE1/4 NE1/4 of Section 34, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 18th day
of December A.D., 19 98 at 11:13 o'clock A. M., and duly recorded in Vol. M98
of Deeds on Page 46339.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Ross