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MTC 46951-MG Vol. 198 Page 47724
WARRANTY DEED

JOHN C. KLAUDER and CHRISTINE B. KLAUDER, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
DANIEL R. NELSON,

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 \$ 135,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 2940 HOPE STREET, KLAMATH FALLS, OR 97603

Dated this 28 day of December 1998

John C. Klauder
JOHN C. KLAUDER

Christine B. Klauder
CHRISTINE B. KLAUDER

BY: John C. Klauder ATTORNEY-IN-FACT
JOHN C. KLAUDER

STATE OF Oregon, County of Klamath) ss.

This instrument was acknowledged before me on December 28, 1998

by John C. Klauder individually and

as Attorney-in-Fact

of Christine B. Klauder

Notary Public of Oregon
My commission expires 1/22/01



ESCROW NO. MT46951-MG

Return to:
DANIEL R. NELSON
2940 HOPE STREET
KLAMATH FALLS, OR 97603

47725

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in the S1/2 SW1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8" rebar with a Tru-Line Surveying plastic cap on the Westerly right of way line of Hope Street, from which the S1/4 corner of said Section 2 bears South 00 degrees West 270.12 feet and North 89 degrees 36' 38" East 695.17 feet; thence North 66 degrees 51' West, 1016.80 feet, to a 5/8" iron pin with Tru-Line Surveying plastic cap; thence continuing North 66 degrees 51' West 76 feet, more or less to the Northeasterly right-of-way line of the U. S. B. R. "A" Canal; thence Northwesterly along said right-of-way to its intersection with the Southerly right-of-way of the O.C. & E. Railroad, 350 feet more or less; thence South 66 degrees 51' East along said railroad right-of-way line, 1332 feet, more or less, to the Westerly right-of-way line of Hope Street; thence South 00 degrees 13' West 175.13 feet to the point of beginning, with bearings based on the recorded survey of said Major Land Partition No. 29-88.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 30th day
of December A.D., 19 98 at 11:15 o'clock A. M., and duly recorded in Vol. M98
of Deeds on Page 47724

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Brea