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WTC 46887-MS

WARRANTY DEED Vol. 1199 Page- 1093

BILLY J. BREEDLOVE, SR., WHO ACQUIRED TITLE AS BILLY J. BREEDLOVE, Grantor(s) hereby grant, bargain, sell, warrant and convey to: BILLY J. BREEDLOVE, SR. and JOAN B. BREEDLOVE, as tenants by the entirety, 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 \$. -0-

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 2029 GETTLE STREET, KLAMATH FALLS, OR 97603

Dated this 8th day of January, 1999

Billy J. Breedlove, Sr.
BILLY J. BREEDLOVE, SR.

STATE OF Oregon ss. January 8 19 99
COUNTY OF Klamath
Personally appeared the above named Billy J. Breedlove, Sr.

and acknowledged the foregoing instrument to be his voluntary act.



Before me:
Marjorie Stuart
Notary Public for Oregon
My commission expires 12-20-02

ESCROW NO. MT46887-MS

Return to:
BILLY J. BREEDLOVE, SR.
2029 GETTLE STREET
KLAMATH FALLS, OR 97603

EXHIBIT "A"
LEGAL DESCRIPTION

A portion of the East half of West half of West half of Southeast quarter of Northwest quarter of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at a point on the South line of the Southeast quarter of the Northwest quarter of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, which point is North 88 degrees 57' East 330.02 feet from the Southwest corner of said Southeast quarter of Northwest quarter; thence North 0 degrees 35' West 1,113.80 feet along the East line of the East half of West half of West half of Southeast quarter of Northwest quarter of said Section to a point, which said point is the true point of beginning of this description; thence continuing North 0 degrees 35' West along said East line a distance of 75 feet; thence South 89 degrees 25' West a distance of 135 feet to a point; thence South 0 degrees 35' East a distance of 75 feet; thence North 89 degrees 25' East 135 feet to the true point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH ss.

Filed for record at request of Asertitle the 13th day
of January A.D., 99 at 11:08 o'clock A. M., and duly recorded in Vol. M99
of Deeds on Page 1093

Linda Smith, County Clerk

FEE \$35.00

by Kathleen Ross