

173579

99 JAN 25 PM 3:37

MTC 46839-MS

WARRANTY DEED

Vol 1799 Page 2754

RANDY L. DOVEL and TERESA L. DOVEL, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to: JOE M. LOPEZ, JR. and JAMET L. LOPEZ, NOT AS TENANTS IN COMMON BUT WITH THE RIGHTS OF SURVIVORSHIP, 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:

SUBJECT TO: all those liens 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 \$ 165,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 8270 HILL ROAD, KLAMATH FALLS, OR 97603

Dated this 22nd day of January 1999

Randy L. Dovel
RANDY L. DOVEL

Teresa L. Dovel
TERESA L. DOVEL

STATE OF Oregon

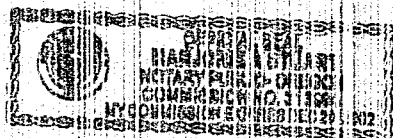
SS.

January 22 1999

COUNTY OF Klamath

Personally appeared the above named Randy L. Dovel and Teresa L. Dovel

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Mary Kay Smith
Notary Public for Oregon

My commission expires 12-20-02

ENCROW NO. MT46839-MS

Return to:

JOE M. LOPEZ, JR.
8270 HILL ROAD
KLAMATH FALLS, OR 97603

EXHIBIT "A" LEGAL DESCRIPTION

2755

A tract of land situated in the NE1/4 of Section 28, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron pin marking the Northeast corner of the NW1/4 NE1/4 of said Section 28; thence South 89 degrees 54' 41" East 10.70 feet; thence South 00 degrees 19' 12" West 1,537.06 feet; and West 30 feet from Northeast corner of the NW1/4 NW1/4 of said Section 28; thence West 402.06 feet to the true point of beginning; thence South 560.05 feet; thence West 223.67 feet to a monument; thence South 40 degrees 20' 19" West a distance of 241.51 feet to a 5/8 inch iron pin; thence North 744.14 feet; thence East 390.00 feet to the point of beginning.

EXCEPTING THEREFROM a tract of land situated in the NE1/4 of Section 28, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron pin marking the Northeast corner of the NW1/4 NE1/4 of said Section 28; thence South 89 degrees 54' 41" East 10.70 feet; thence South 00 degrees 19' 12" West 1,537.06 feet; thence West 822.06 feet to the true point of beginning of this description; thence South 744.14 feet; thence North 40 degrees 20' 19" East 241.51 feet; thence East 25.67 feet; thence North 560.05 feet; thence West 182.00 feet to the true point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss:

Filed for record at request of _____, Amex Title, the 26th day
of January, AD. 1999 at 3:32 o'clock PM., and duly recorded in Vol. 1199
of _____, Deeds, on Page 2754.

Linda Smith, County Clerk

FEE \$35.00

Kathleen K. K.