

NINA JO VANDER SYS and CYNTHIA ROSE VANDER SYS, with the rights of survivorship,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

MICHAEL E. NEGRETE,

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 \$ 90,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1038 PACIFIC TERRACE, KLAMATH FALLS, OR 97601

Dated this 16<sup>th</sup> day of Feb, 1999

Nina Jo Vander Sys  
NINA JO VANDER SYS

Cynthia Rose Vander Sys  
CYNTHIA ROSE VANDER SYS

STATE OF Oregon SS. February 16 19 99

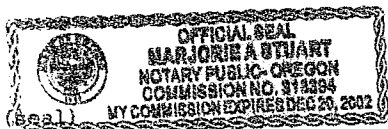
COUNTY OF Klamath

Personally appeared the above named Nina Jo Vander Sys and  
Cynthia Rose Vander Sys

and acknowledged the foregoing instrument to be their voluntary act.

Before me:

Marjorie A. Stuart  
Notary Public for Oregon  
My commission expires 12-20-02



ESCROW NO. MT47076-MS

Return to:

MICHAEL E. NEGRETE  
c/o 3922 Lakeport Blvd  
KLAMATH FALLS, OR 97601

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

All that portion of Lot 2, Block 35, HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, being more particularly described as follows:

Beginning at a point the Southwesterly line of Pacific Terrace at the most Northerly corner of said Lot 2; thence Southwesterly along the Northwestern line of said Lot 2, 100 feet; thence Southeasterly parallel with Pacific Terrace, 38 feet; thence Southwesterly parallel with the Northwestern line of said Lot 2, 50 feet to the Southwesterly line of said Lot 2, 12 feet to the Southerly corner of said Lot 2; thence Northeasterly along the Southeasterly line of said Lot 2, 150 feet to the Southwesterly line of Pacific Terrace; thence Northwesterly 50 feet to the point of beginning.

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 19th day  
of February A.D., 1999 at 11:39 o'clock A. M. and duly recorded in Vol M99  
of Deeds on Page 5795

Linda Smith, County Clerk

FEE

\$35.00

by Kathleen Rose