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WARRANTY DEED MTC 47355 VMG/mmp Page 6445

CINDY L. LYMAN,

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

MARION DIANN WALKER-POPE,

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 \$ 81,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 6881 HWY 66, KLAMATH FALLS, OR 97601

Dated this 22<sup>nd</sup> day of February, 19 99

Cindy L. Lyman  
CINDY L. LYMAN

STATE OF Oregon SS. February 22 19 99

COUNTY OF Klamath

Personally appeared the above named Cindy L. Lyman

and acknowledged the foregoing instrument to be her voluntary act.



(seal)

Before me

Marion Grantham  
Notary Public for Oregon

My commission expires 1/22/01

ESCROW NO. MT47355-MC

Return to:

MARION DIANN WALKER-POPE  
6881 HWY 66  
KLAMATH FALLS, OR 97601

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

A portion of that tract land recorded in Volume 254, page 696 of Deed Records of Klamath County, Oregon, described therein as being in the East Half of the Southeast Quarter, Section 14, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, said portion of tract being particularly described as follows:

Beginning at the most Southwesterly corner of aforesaid tract of land, which corner is marked with an iron pin and lies on the Northwesterly boundary of the Klamath Falls-Ashland Highway; thence North 6 degrees 06 1/2' West along the Westerly boundary of said tract a distance of 186.44 feet to a 1/2 inch iron pipe; thence North 61 degrees 39 1/2' East along an existing fence line, 122.68 feet to a 1" I. D. galvanized iron pipe; thence South 33 degrees 20 1/2' East 147.53 feet to a 1 1/4" galvanized iron pipe; thence continuing South 33 degrees 20 1/2' East 0.5 feet to the Northwesterly right of way boundary of the Klamath Falls-Ashland Highway; thence along same South 54 degrees 42 1/2' West 207.64 feet to the point of beginning.

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 24th day  
of February A.D., 1999 at 3:23 o'clock P. M., and duly recorded in Vol. M99  
of Deeds on Page 6445.

FEE \$35.00

Linda Smith, County Clerk

by Kathleen Rosa