

75360

99 FEB 26 P3:25

MTC 47342-KR

WARRANTY DEED Vol. 1999 Page 6957

R & R VISTA, A PARTNERSHIP CONSISTING OF R.C. WENDT & R.L. WENDT, Grantor(s) hereby grant, bargain, sell, warrant and convey to: JOHN N. BROOKS and LORELEI N. BROOKS, 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 whosoever, 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 \$ 175,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 3920 MONROVIA WAY, KLAMATH FALLS, OR 97603

Dated this 25<sup>th</sup> day of February, 1999.

R & R VISTA, A PARTNERSHIP

(X) BY: [Signature] PARTNER  
R.C. WENDT

(X) BY: [Signature] PARTNER  
R.L. WENDT

STATE OF OREGON, County of Klamath ) ss.

This instrument was acknowledged before me on February 25, 1999

by R. C. WENDT & R. L. WENDT

as Partners

of R & R VISTA, a Partnership

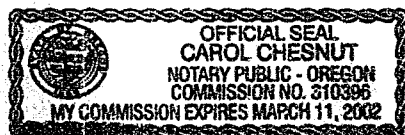
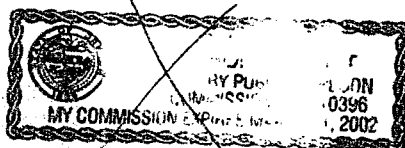
Carol Chesnut  
Notary Public of Oregon

My commission expires 3-11-02

ESCROW NO. MT47342-KR

Return to:

JOHN N. BROOKS  
3920 MONROVIA WAY  
KLAMATH FALLS, OR 97603



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

Lot 2 and the Northeasterly 3.9 feet of Lot 3 in Block 19 of Linkville (Now city of Klamath Falls, Oregon) according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM, 8 feet off the Northwesterly side thereof which as reserved for use as an alley, said being parallel to Main Street.

ALSO EXCEPTING THEREFROM all that portion of Lot 2 and the Northeasterly 3.90 feet of Lot 3, Block 19, original plat of Linkville, Klamath County, Oregon now occupied by the Willard Hotel complex or used for ingress and egress to said complex more particularly described as: Beginning at the Northwesterly corner of that parcel recorded in Volume M68 page 6088 of the Official Deed Records of Klamath County, Oregon; thence Southeasterly along the boundary of said parcel South 50 degrees 55' East 34.4 feet more or less to a corner of The Bush Furniture Building; thence Northerly along the outside face of said building 5.8 feet more or less to a corner of said building; thence Northwesterly along the outside face of said building 30.1 feet more or less to a point on the Northwesterly property line of said parcel; thence South 39 degrees 05' West 4.3 feet more or less to the point of beginning, containing 148 square feet more or less.

STATE OF OREGON ; COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 26th day  
of February A.D., 1999 at 3:25 o'clock P. M., and duly recorded in Vol. M99  
of Deeds on Page 6957

Linda Smith, County Clerk

FEE \$35.00

by Kathleen Ross