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99 MAR -4 P3:06

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MTC 1396-9758  
WARRANTY DEED

RETURN DEED TO: Kasum Katyal  
P. O. Box 190  
Chemult, OR 97731

Until a change is requested, all  
tax statements shall be sent to:

SAME - NO CHANGE

WILBUR C. & SHARON C. OSTERBERG, Grantors, convey and  
warrants to BRIJ M. & KASUM KATYAL/<sup>Husband and Wife</sup>Grantees, the following  
AND Vijay Lumba, Grantee  
described real property free of encumbrances except as  
specifically set forth herein:

Legal Description

SUBJECT TO:

AMERITITLE, has recorded this  
Instrument by request as an accommodation only,  
and has not examined it for regularity and sufficiency  
or as to its effect upon the title to any real property  
that may be described therein.

PARCEL 1

(1) Beginning at the Northwest corner of Block  
6, Original Townsite of Chemult; thence at  
right angles to the Northwest corner of Block  
6 and running in a Westerly direction, a  
distance of 150 feet; thence at right angles  
and running in a Southerly direction, a  
distance of 150 feet; thence at right angles  
and running in an Easterly direction a  
distance of 150 feet; thence at right angles  
and running in a Northerly direction a  
distance of 150 feet, more or less, to the  
point of beginning, being a part and portion  
of the NW<sup>1</sup>/<sub>4</sub>SW<sup>1</sup>/<sub>4</sub> of Section 21, Township 27  
South, Range 8 East of the Willamette  
Meridian, and adjoining said Block 6 of  
Original Townsite of Chemult on the West.

ALSO Lots 4, 5, and 6 in Block 6 of Chemult,  
according to the official plat thereof on file  
in the office of the County Clerk of Klamath  
County, Oregon.

ALSO a parcel of land situated in the NW<sup>1</sup>/<sub>4</sub>SW<sup>1</sup>/<sub>4</sub>  
of Section 21, Township 27 South, Range 8 East  
of the Willamette Meridian, more particularly  
described as follows: Beginning at a point  
which is South 70°40'00" West 150 feet from  
the Southwest corner of Lot 4, Block 6,  
Chemult; thence continuing South 70°40'00"  
West to the West line of said Section 21;  
thence North along the West line of said  
Section 21 to its intersection with the

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Westerly prolongation of the North line of Lot 6, Chemult; thence North 70°40'00" East along said prolongation 150 feet; thence South 19°20'00" East 150 feet to the place of beginning; all in Klamath County, Oregon.

PARCEL 2

Lot 3, Block 6, CHEMULT, KLAMATH COUNTY, OREGON, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true consideration for this conveyance is \$225,000.00.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

DATED this 2nd day of August, 1985.

Wilbur C. Osterberg  
WILBUR C. OSTERBERG

Sharon C. Osterberg  
SHARON C. OSTERBERG

STATE OF Oregon )  
County of Klamath ) ss.

Personally appeared the above named WILBUR C. & SHARON C. OSTERBERG and acknowledged the foregoing instrument to be a voluntary act. Before me:

Gail Steller  
Notary Public for  
My Commission Expires: 7/14/89

## 2 - WARRANTY DEED

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 4th day  
of March A.D. 1999 at 3:06 o'clock P. M., and duly recorded in Vol. M99  
of Deeds on Page 7740

FEE \$35.00

Linda Smith, County Clerk

by Kathleen Rose