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99 MAR -9 AM 120

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MTC 46404-MS  
WARRANTY DEED

DEANNA NAKAGAKI,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
PHILIP KREIDER,  
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 \$ 65,900.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: P.O. BOX 576, Fort Klamath, OR 97626-0576

Dated this 2<sup>nd</sup> day of March, 1999.

Deanna Nakagaki  
DEANNA NAKAGAKI

STATE OF California SS. March 2 19 99

COUNTY OF Sacramento

Personally appeared the above named Deanna Nakagaki

and acknowledged the foregoing instrument to be 3 voluntary act.

Before me:



(seal)

Al. Limer  
Notary Public for Sacramento  
My commission expires Nov. 27, 2001

ESCROW NO. MT46404-MS

Return to:  
PHILIP KREIDER  
P.O. Box 576  
FORT KLAMATH, OR 97626-0576

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

A parcel of land located in Block 3 of HESSIG ADDITION TO FORT KLAMATH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Easterly right of way line of Hessig Street 165.34 feet South 00 degrees 01' 23" West from the original Northwest corner of Block 3, HESSIG ADDITION TO FORT KLAMATH; running thence East 143.50 feet; thence South 00 degrees 01' 23" West 50.00 feet; thence East 78.50 feet; thence South 00 degrees 01' 23" West 30.00 feet to the centerline of vacated 5th Street; thence along said centerline, West 222.00 feet to the Easterly right of way of Hessig Street, thence along said right of way line; North 00 degrees 01' 23" East 80.00 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH:

ss.

Filed for record at request of  
of March

A.D.

1999

at

AmeriTitle

11:20

o'clock

A.

M., and duly recorded in Vol.

8260

on Page

Linda Smith, County Clerk

by Kathleen Ross

FEE

\$35.00