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77612

SPECIAL WARRANTY DEED - STATUTORY FORM
INDIVIDUAL GRANTORVol. M99 Page 12433

Cheryl R. Arpan and Scott D. Arpan, as tenants by the entirety, Grantor,
conveys and specially warrants to Lucia L. Branlund, Grantee,
the following described real property free of encumbrances created or suffered by the Grantor except as specifically
set forth herein, situated in Klamath County, Oregon to-wit:

"see attached exhibit A"

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The property is free of all encumbrances created or suffered by the Grantor except

The true consideration for this conveyance is \$..... (Here comply with the requirements of ORS 93.030)

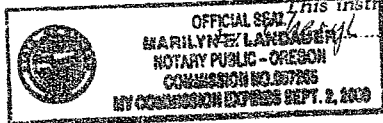
This deed is given in fulfillment of that certain contract of
sale recorded August 5, 1993 in Volume M93, page 19403Dated this 30 day of January, 1998THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS
INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS.
BEFORE SIGNING 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.

Cheryl R. Arpan

Scott D. Arpan

STATE OF OREGON, County of

This instrument was acknowledged before me on



Marilyn E. Lusk
Notary Public for Oregon
My commission expires 9/2/2000

SPECIAL WARRANTY DEED

Cheryl R. & Scott D. Arpan GRANTOR
Lucia L. Branlund GRANTEE
4337 Winter Ave.
Klamath Falls, OR 97603
GRANTEE'S ADDRESS, ZIP

After recording return to:

Lucia L. Branlund
4337 Winter Ave.
Klamath Falls, OR 97603
NAME, ADDRESS, ZIP

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

Lucia L. Branlund
4337 Winter Ave.
Klamath Falls, OR 97603
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of

I certify that the within instru-
ment was received for record on the
..... day of, 19.....,
at o'clock M., and recorded
in book/reel/volume No. on
page or as fee/file/instru-
ment/microfilm/reception No.
Record of Deeds of said County.

Witness my hand and seal of
County affixed.

NAME TITLE
By Deputy

12434

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land being a portion of the S1/2 SW1/4 NW1/4 Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point, which lies North 1 degree 12' West a distance of 331.4 feet along the Section line and North 88 degrees 57' East a distance of 544.5 feet from the iron axle which marks the one quarter section corner common to Sections 10 and 11, Township 39 South, Range 9 East of the Willamette Meridian and running thence: continuing North 88 degrees 57' East a distance of 67.5 feet to a point; thence North 1 degree 12' West parallel to the Section line a distance of 331.4 feet, more or less to an iron pin on the North line of the S1/2 of SW1/4 of NW1/4 of Section 11; thence South 88 degrees 58' West along the said North line of the S1/2 of SW1/4 of NW1/4 of Section 11, a distance of 67.5 feet, to an iron pin; thence South 1 degree 12' East a distance of 331.5 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM that portion lying within the Winter Avenue right of way.

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Americicle the 6th day
of April A.D., 1999 at 3:29 o'clock P. M., and duly recorded in Vol. M99
of Deeds on Page 12433

Linda Smith, County Clerk

FEE \$35.00

by Kathleen Ross