



After recording return to:

Sharon Angrimson
5250 Bristol Avenue
Klamath Falls, OR 97603

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

Sharon Angrimson
5250 Bristol Avenue
Klamath Falls, OR 97603

Escrow No. K53793B

Title No. K53793B

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Richard A. Tracy and Stephanie L. Tracy, husband and wife, Grantor, conveys and warrants to Sharon Angrimson, an estate in fee simple, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN.

This property is free of liens and encumbrances, EXCEPT:

Reservation and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

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 consideration for this conveyance is \$67,900.00 (Here comply with the requirements of ORS 93.030)

Dated this 5th day of April, 1999.

Richard A. Tracy

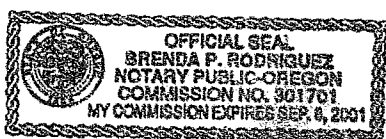
Richard A. Tracy

Stephanie L. Tracy

Stephanie L. Tracy

STATE OF OREGON }
 County of Klamath } ss.

This instrument was acknowledged before me on this 5th day of April, 1999
 by @@ Richard A. Tracy & Stephanie L. Tracy



Brenda P. Rodriguez
 Notary Public for Oregon

My commission expires 9-8-01

EXHIBIT "A"

DESCRIPTION OF PROPERTY

The following described real property situate in Klamath County, Oregon:

A parcel of land situate in S $\frac{1}{4}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 11, Township 39 South, Range 9 E.W.M., described as follows:

Beginning at a point in the center line of a 60 foot roadway from which the quarter section common to Sections 11 and 14, Township 39 S.R. 9 E.W.M., bears South 89°28' West along said roadway center line 1101.0 feet, and South 0°09' East along the North and South center line of the said Section 11 as marked on the ground by a well established fence line 1663.6 feet; and running thence from said beginning point North 89°26' East along said roadway center line 75.0 feet; thence South 0°16' East 346.7 feet to a point on the South boundary line of the S $\frac{1}{4}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 11; thence North 89°31 $\frac{1}{2}$ ' West along the said boundary line 75.0 feet; thence North 0°16' West 345.4 feet to the point of beginning.

ALSO a parcel of land situated in the S $\frac{1}{4}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point in the center of a 60 foot roadway (Bristol Avenue) from which the quarter section common to Sections 11 and 14, Township 39 South, Range 9 East of the Willamette Meridian, bears South 89°26' West along said roadway center line a distance of 1183.6 feet and South 00°09' East along the North-South center line of said Section 11, as marked on the ground by a well established fence line, a distance of 1663.6 feet; running thence South 00°16' East 30.0 feet, more or less, to a point on the South line of said Bristol Avenue and the true point of beginning of this description; thence continuing South 00°16' East a distance of 316.70 feet, more or less, to a point; thence South 89°28' West a distance of 7.6 feet, more or less, to a point, thence North 00°16' West a distance of 316.70 feet, more or less, to the South line of Bristol Avenue, thence South 89°28' East along said South line a distance of 7.6 feet, more or less, to the point of beginning.

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of First American Title the 7th day
of April A.D., 199 at 11:14 o'clock A. M. and duly recorded in Vol. M99
of Deeds on Page 12463

Linda Smith, County Clerk

FEE

\$35.00

by

Rutha R. Rose