



After recording return to:

Nathaniel D. Garlitz

215 West Oregon Ave.

Klamath Falls, OR 97601

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

Nathaniel D. Garlitz

215 West Oregon Ave.

Klamath Falls, OR 97601

Escrow No. K53926C

Title No. K-53926-C

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

LEWIS J. ANSELL and CORINNE B. ANSELL, Grantor, conveys and warrants to NATHANIEL D. GARLITZ, 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:
Reservations 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 \$75,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 15 day of April, 1999.

Lewis J. Ansell
LEWIS J. ANSELL

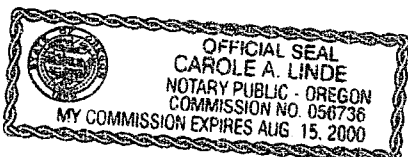
Corinne B. Ansell
CORINNE B. ANSELL

STATE OF OREGON
County of Klamath } ss.

This instrument was acknowledged before me on this 15th day of April, 1999
by LEWIS J. ANSELL AND CORINNE B. ANSELL

Carol A. Linde
Notary Public for Oregon

My commission expires 8/15/00



13774-A

EXHIBIT 'A'
DESCRIPTION

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

Beginning at a point on the North boundary line of Lot 20, Block 37, Buena Vista Addition to the City of Klamath Falls, Oregon, which is 7.1 feet Easterly from the Northeast corner of Lot 19 of Block 37 (as established by the Robert Hall Survey of Lots 19 and 20, Block 37, Buena Vista Addition, surveyed by Clifford L. Sanders on September 26, 1960); thence Southerly 147.16 feet, more or less, to a point on the Southerly line of Lot 20 which is a distance of 7 feet Easterly from the Southeast corner of Lot 19; thence Westerly along the Southerly line of Lots 18, 19 and 20 a distance of 85.125 feet, more or less, to a point in the center of the Southerly line of Lot 18; thence Northeasterly at right angles to the South line of Lot 18, 150 feet, more or less, to a point in the center of the Northerly line of Lot 18; thence Southeasterly along the Northerly line of Lots 18, 19 and 20 to the point of beginning, being the Easterly one half of Lots 18, all 19 and the Northwesterly fraction of Lot 20, Block 37, Buena Vista Addition to the City of Klamath Falls, Oregon.

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of First American Title the 15th day
of April A.D. 1999 at 3:01 o'clock P M., and duly recorded in Vol. M99
of Deeds on Page 13774

FEE \$35.00

Linda Smith, County Clerk

by Danene M. Henderson