

99 APR 27 P3:45

MT47922-MS  
WARRANTY DEED

Vol M99 Page 15786

JOHN M. TENA and SHERRY A. TENA, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to: PAUL K. GOEBEL and KAREN A. GOEBEL, husband and wife, 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 \$ 81,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1114 CRESCENT AVENUE, KLAMATH FALLS, OR 97601

Dated this 23rd day of April, 1999

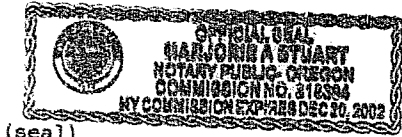
John M. Tena  
JOHN M. TENA

Sherry A. Tena  
SHERRY A. TENA

STATE OF Oregon  
COUNTY OF Klamath SS. April 23 19 99

Personally appeared the above named John M. Tena and Sherry A. Tena

and acknowledged the foregoing instrument to be their voluntary act.



Before me:  
Marjorie A. Stuart  
Notary Public for Oregon  
My commission expires 12-20-02

ESCROW NO. MT47922-MS

Return to:  
PAUL K. GOEBEL  
1114 CRESCENT AVENUE  
KLAMATH FALLS, OR 97601

EXHIBIT "A"  
LEGAL DESCRIPTION

15787

All that part of Lot 15 of Block 12 of HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, described as follows:

Beginning at a point in the Northerly line of said Lot 15 located by two courses from the Northwest corner of Lot 17 of said Block 12, to wit: East along the Southerly line of the alley 63.61 feet to the beginning of the curve; thence North 88 degrees and 19' East 11.27 feet to the point of beginning; thence South 2 degrees and 17' East 45.8 feet; thence South 19 degrees and 58' West 10.3 feet; thence South 2 degrees and 8' East along the Easterly side of a concrete curb 65.5 feet to the Southerly line of said Lot 15 at a point 78.35 feet East along the Northerly line of Alameda Avenue from the Southwest corner of said Block 12; thence Easterly along the Southerly line of the said Lot 15, 45 feet to the Southeast corner of said Lot 15; thence Northerly along the lot line between Lots 14 and 15, 120 feet to the Northeast corner of Lot 15; thence Westerly along the Northerly line of Lot 15, 24.89 feet to the point of beginning;

AND

The Westerly 10 feet of Lot 14, Block 12, HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, being more particularly described as follows:

Starting at the Southwest corner of said Lot 14; thence Easterly along the South line of said Lot a distance of 10 feet; thence Northerly on a line parallel to and 10 feet distant from the West lot line of said Lot 14 to the North line of said lot; thence Westerly on the North line of said lot to the Northwest corner of said lot; thence Southerly on the West line of said lot to the point of beginning.

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle  
of April A.D., 1999 at 3:45 o'clock P. M., and duly recorded in Vol. M99  
of Deeds on Page 15786

FEE \$35.00

by Linda Smith Linda Smith, County Clerk