

BY 11:30 AM 11:40

WARRANTY DEED

Vol. M99 Page 16336

WESTERN UNITED LIFE ASSURANCE CO.,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
LORRIE E. SHAW-TORQUATO, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY,  
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 deed is made expressly subject to all restrictions, exceptions,  
reservations, easements, rights of way, conditions and covenants in  
view and of record.

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 \$ 53,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 89 DEL FATTI LANE, KLAMATH FALLS, OR 97603

Dated this 28th day of April, 19\_\_.

WESTERN UNITED LIFE ASSURANCE CO.

BY: Linda Mason, Vice President

STATE OF Washington, County of Spokane ) ss.

This instrument was acknowledged before me on April 28, 1999

by LINDA MASON

as VICE PRESIDENT

of WESTERN UNITED LIFE ASSURANCE COMPANY

Notary Public of Washington

My commission expires 11/15/2001



ESCROW NO. MT47837-MS

Return to:

LORRIE E. SHAW-TORQUATO  
89 DEL FATTI LANE  
KLAMATH FALLS, OR 97603

EXHIBIT "A"  
LEGAL DESCRIPTION

16337

A piece or parcel of land situated in the S1/2 SW1/4 of Section 30, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Commencing at the point of intersection of the section line marking the Southerly boundary of said Section 30, with a line parallel with and 50 feet distant at right angles Southeasterly from the center line of the Klamath Falls-Midland section of the Oregon State Highway, as the same is now located and constructed, from which point of intersection the Southwesterly corner of the said Section 30 bears South 89 degrees 42 1/2' West, 827.1 feet, more or less, and running thence North 89 degrees 42 1/2' East 344.87 feet along said section line to the true point of beginning of this description; thence North 35 degrees 49 1/2' East 163.03 feet, more or less, to a point in a line parallel with and 130.00 feet distant at right angles Northerly from said section line; thence North 89 degrees 42 1/2' East along said parallel line 74.32 feet; thence South 0 degrees 17 1/2' East 130.00 feet, more or less, to a point in the said section line; thence South 89 degrees 42 1/2' West along said section line 172.70 feet, more or less, to the said point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss

Filed for record at request of Amerititle the 30th day  
of April A.D. 1999 at 11:50 o'clock A. M., and duly recorded in Vol. M99  
of Deeds on Page 16356

FEE \$35.00

by Linda Smith, County Clerk