

99 MAY 11 AM 11:25

MTC 47563-KC  
WARRANTY DEED

Vol M99 Page 18102

RONALD C. STILWELL and TAMMY L. STILWELL, as tenants by the entirety,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:

JAMES P. REED,

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 \$ 115,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 870 JOE BOROVICH DRIVE, HOLLISTER, CA 95023

Dated this 7<sup>th</sup> day of May, 1999.

Ronald C. Stilwell

RONALD C. STILWELL

Tammy L. Stilwell

TAMMY L. STILWELL

STATE OF Utah

COUNTY OF Utah

SS.

May 7

1999

Personally appeared the above named

Ronald C. Stilwell  
& Tammy L. Stilwell

and acknowledged the foregoing instrument to be a voluntary act.

Before me:

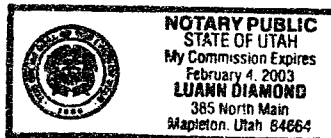
Luann Diamond  
Notary Public for Utah County  
My commission expires 2-4-03

(seal)

ESCROW NO. MT47563-KC

Return to:

JAMES P. REED  
870 JOE BOROVICH DRIVE  
HOLLISTER, CA 95023



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A parcel of land situated in Lot 18 of "SUBDIVISION OF TRACTS 25 to 32 inclusive together with the South 10 feet of TRACTS 33 and 34 of ALTAMONT RANCH TRACTS", 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:

Beginning at a 1/2 inch iron pin on the South line of said Lot 18 from which the Southeast corner of said Lot 18 bears South 88 degrees 46' East, 366.83 feet; thence North 00 degrees 12' 00" West, 303.15 feet to a 1/2 inch iron pin on the North line of said Lot 18; thence North 51 degrees 09' West along said North lot line, 180.79 feet to a 1/2 inch iron pin; thence leaving said North lot line South 05 degrees 03' 14" East, 299.12 feet to a 1/2 in iron pin; thence South 00 degrees 08' 00" East, 116.12 feet to a 1/2 inch iron pin on said South lot line; thence South 88 degrees 46' East, 115.26 feet to the point of beginning.

State of Oregon, County of Klamath  
Recorded 5/11/99, at 11:25 AM  
at the referenced page, Vol. M99.  
Linda Smith, County Clerk  
Fee \$ 35

*Linda Smith*