

WILLIAM L. PEDERSON and SHIRLEY N. PEDERSON, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to: STANLEY W. EZELL, AND BETTY A. EZELL, 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:

A PORTION OF LOT 1, BLOCK 4, HILLSIDE ADDITION TO THE CITY OF KLAMATH FALLS, ALSO REFERRED TO THE BACK 62 FEET OF LOT 1 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT 1; THENCE NORTH 21 DEGREES 14' WEST ALONG THE ALLEY 100 FEET; THENCE NORTH 68 DEGREES 46' EAST 41.3 FEET; THENCE SOUTH 89 DEGREES 38' EAST 22.3 FEET; THENCE SOUTH 21 DEGREES 14' EAST 91.8 FEET; THENCE SOUTH 68 DEGREES 46' WEST 62 FEET TO THE POINT OF BEGINNING

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 \$ 61,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1880 HAWTHORNE STREET, KLAMATH FALLS, OR 97601

Dated this 20 day of May, 1999

William L. Pederson  
WILLIAM L. PEDERSON

Shirley N. Pederson  
SHIRLEY N. PEDERSON

STATE OF Oregon

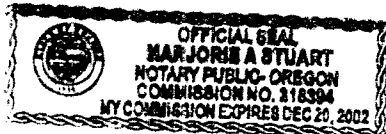
COUNTY OF Klamath

SS. May 20 19 99

Personally appeared the above named William L. Pederson and

Shirley N. Pederson

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Marjorie A. Stuart  
Notary Public for Oregon

My commission expires 12-20-02

ESCROW NO. MT48130-MS

Return to:

STANLEY W. EZELL  
1009 MERRYMAN DRIVE  
KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath

Recorded 5/21/99, at 11:11 a.m.

In Vol. M99 Page 20238

Linda Smith, County Clerk

Fee \$ 30 -

Linda Smith