

MT48122-MS  
WARRANTY DEED

99 May 21 P3:17

Vol M99 Page 20377

JACKIE J. GIFFORD,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

KIMBERLY RAE KEIFFER,

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 \$ 75,854.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 3339 CREST STREET, KLAMATH FALLS, OR 97603

Dated this 21 day of May, 1999.

*Jackie J. Gifford*  
JACKIE J. GIFFORD

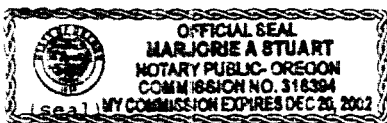
STATE OF Oregon

COUNTY OF Klamath

SS. May 21 19 99

Personally appeared the above named Jackie J. Gifford

and acknowledged the foregoing instrument to be her voluntary act.



Before me:

*Marjorie A. Stuart*  
Notary Public for Oregon

My commission expires 12-26-02

ESCROW NO. MT48122-MS

Return to: •

KIMBERLY RAE KEIFFER

3339 CREST STREET

KLAMATH FALLS, OR 97603

EXHIBIT "A"  
LEGAL DESCRIPTION

## PARCEL 1:

A tract of land situated in the NE1/4 of NE1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows: Beginning at an iron pin which lies North 89 degrees 40' East a distance of 30.0 feet and North 1 degrees 02' West a distance of 177.8 feet from the iron pin which marks the intersection of 4th Avenue and 4th Street of Altamont Acres, which point of intersection is also the Southwest corner of the NE1/4 of NE1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, and running thence North 89 degrees 40' East a distance of 490.0 feet to an iron pin; thence North 1 degrees 02' West a distance of 88.9 feet to an iron pin; thence South 89 degrees 40' West a distance of 490.0 feet to an iron pin; thence South 1 degrees 02' East a distance of 88.9 feet more or less to the point of beginning, said tract containing 1 acre, more or less, in the NE1/4 of NE1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian.

## PARCEL 2:

A tract of land situated in the NE1/4 of NE1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows: Beginning at an iron pin which lies North 89 degrees 40' East a distance of 30.0 feet and North 1 degrees 02' West a distance of 88.9 feet from the iron pin which marks the intersection of 4th Avenue and 4th Street of Altamont Acres, which point of intersection is also the Southwest corner of the NE1/4 of NE1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, and running thence North 89 degrees 40' East a distance of 490.0 feet to an iron pin; thence North 1 degrees 02' West a distance of 88.9 feet to an iron pin; thence South 89 degrees 40' West a distance of 490.0 feet to an iron pin; thence South 1 degrees 02' East a distance of 88.9 feet more or less to the point of beginning, said tract containing 1 acre more or less in the NE1/4 of NE1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian.

State of Oregon, County of Klamath  
Recorded 5/21/99, at 3:17 p.m.  
In Vol. M99 Page 20377  
Linda Smith, County Clerk  
Fee \$ 35

*Linda Smith*