



**CRATER
TITLE
INSURANCE**

300 West Main • P.O. Box 250
Medford, Oregon 97501
(541) 779-7250 • FAX (541) 779-4013

Vol. M99 Page 20461

H. 53845

WARRANTY DEED

Order # 95211103KW

KNOW ALL MEN BY THESE PRESENTS, That ED SHUEY JR. AND CHRISTINE ANN SHUEY, Grantor, conveys and warrants to RICHARD VAN DONK and KAREN VAN DONK, Husband and Wife, as tenants by the entirety, Grantee, the following described real property, together with appurtenances, free of encumbrances except as specifically set forth herein, situated in Klamath County

SEE ATTACHED EXHIBIT "A"

SUBJECT TO:

Rights of way of record.
Easements of record.

The true consideration paid for this conveyance is

☐ However, the whole consideration includes other value given or promised (check if other consideration statement applies).

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.

Dated this 23 day of April 1999

ED SHUEY JR.

CHRISTINE ANN SHUEY

STATE OF ~~OREGON~~ CALIFORNIA

County of ~~Medford~~

This instrument was signed on the 23rd day of April 1999



OFFICIAL SEAL - 1215321
CAROLYN S. RAY
NOTARY PUBLIC - CALIF.
COUNTY OF SONOMA
My Comm. Exp. April 9, 2003

Carolyn S. Ray
Notary Public for ~~Oregon~~ California
My commission expires April 9-2003

Until a change is requested,
send all tax statements to:
Grantee at:
P.O. Box 191
Chenault, Or 97731

Return document to:
Crater Title Insurance
300 W. Main Street
Medford, OR 97501

20462

EXHIBIT 'A'

The following described real property situate in Klamath County, Oregon:

Lot 1 in Block 7 Chemult, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, and also beginning at the Southeast corner of Lot 1 Block 7, Chemult; thence South 70°41' West 160 feet; thence North 19°20' West 52.6 feet, more or less, to the Southwest corner of said Lot 1, thence East along the Southerly line of said Lot 1, 159 feet to the point of beginning, being a portion of the SW ¼ of the SW ¼ of Section 21, Township 27 South, Range 8 East of the Willamette Meridian.

Beginning at an axle on the Westerly right of way line of the Dalles-California Highway which marks the Southeast corner of Lot 1 Block 7 of Chemult, Oregon, and running thence South 19°14' East along the Westerly right of way line of the Dalles California Highway a distance of 50 feet to an iron pin; thence South 70°36' West a distance of 150 feet to a point; thence North 18°24' West a distance of 50 feet to an iron pin; thence North 70°36' East a distance of 150 feet, more or less, to the point of beginning, in the SW ¼ of the SW ¼ of Section 21, Township 27 South, Range 8 East of the Willamette Meridian.

State of Oregon, County of Klamath

Recorded 5/24/99, at 11:17 a.m.

In Vol. M99 Page 20461

Linda Smith, County Clerk

Fee \$ 35-

Linda Smith