

99 Jun 10 P2:08

MT4 47724-MG
WARRANTY DEED

Vol. M99 Page 22949

MANUEL R. CASTANEDA and SUSAN F. CASTANEDA, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to: LEROY D. ROSS and TERRY A. ROSS, as tenants by the entirety, 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 \$ 140,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 623 E. Front Street Merrill OR 97633

Dated this 21 day of May, 1999

Manuel R. Castaneda
MANUEL R. CASTANEDA

Susan F. Castaneda
SUSAN F. CASTANEDA

STATE OF Oregon SS. May 21 19 99
COUNTY OF Klamath

Personally appeared the above named Manuel R. Castaneda
and Susan F. Castaneda

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Marion Grantham
Notary Public for Oregon
My commission expires 1/22/01

ESCROW NO. MT47724-MG

Return to:

LEROY D. ROSS
623 E. Front Street
Merrill OR 97633

EXHIBIT "A"
LEGAL DESCRIPTION

22950

PARCEL 1

That part of Lot 3, Section 12, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point 523 feet West and 30 feet South of the Quarter corner of Sections 1 and 12, Township 41 South, Range 10 East of the Willamette Meridian; thence South 209 feet; thence West 270 feet; thence North 209 feet; thence East 270 feet to the point of beginning.

EXCEPTING that portion lying within the right of way of the Klamath Falls - Malin Highway No. 39.

PARCEL 2

A tract of land situated in Government Lot 3, Section 12, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the cased monument at the intersection of Front and Lincoln Streets, Merrill, Oregon; thence South 336.00 feet to a point REFERRED TO as point A in that Real Estate Contract recorded in Volume 357, page 114, Klamath County Deed Records, being West 1328 feet and South 336 feet from the 1/4 corner common to Sections 1 and 12, Township 41 South, Range 10 East of the Willamette Meridian; thence East 324.00 feet to the TRUE POINT OF BEGINNING of this description; thence North 296.00 feet to a point on the South right of way line of the Dalles-California Highway (Front Street); thence East, along said right of way line, 211.00 feet; thence South 448.00 feet; thence West 211.00 feet; thence North 152.00 feet to the POINT OF BEGINNING, with bearings based on Front Street as being East; SURVEY NO. 3204.

State of Oregon, County of Klamath
Recorded 6/10/99, at 2:08 pm.
In Vol. M99 Page 22949
Linda Smith,
County Clerk Fee \$ 35-