



## WARRANTY DEED

ESCROW NO.: 03047943

AFTER RECORDING RETURN TO:  
ELAINE B. SELLES

UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVE

WALTON H. SPILLAR and RUTH M. SPILLAR hereinafter called  
GRANTOR(S), convey(s) and warrants to ELAINE B. SELLES  
hereinafter called GRANTEE(S), all that real property situated  
in the County of , State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY  
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH  
HEREIN.....

"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 30.390."

and covenant(s) that grantor is the owner of the above described  
property free of all encumbrances except covenants, conditions,  
restrictions, reservations, rights, rights of way and easements  
of record, if any, and apparent upon the land, contracts and/or  
liens for irrigation and/or drainage,

and will warrant and defend the same against all persons who may  
lawfully claim the same, except as shown above.

The purpose of this Deed is to eliminate any and all interest of  
the Grantors' herein by virtue of that certain contract  
recorded M-93 Page 58189 deed records of Klamath County, State  
of Oregon, and to eliminate said contract.

In construing this deed and where the context so requires, the  
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument  
this 17th day of June, 1999.

*Walton H. Spillar*  
WALTON H. SPILLAR

*Ruth M. Spillar*  
RUTH M. SPILLAR

STATE OF OREGON, County of Klamath)ss.

On June 17, 1999, personally appeared Walton H. Spillar and  
Ruth M. Spillar who acknowledged the foregoing instrument to be  
their voluntary act and deed.

*Trisha L. Powell*  
Notary Public for Oregon  
My Commission Expires: 10-4-2002



## EXHIBIT "A"

A portion of Section 36, Township 39 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point 238.7 feet North of a point 766.1 feet West of the corner common to Township 39 and 40 South, Ranges 7 and 8 East of the Willamette Meridian; thence North 208.7 feet to a point; thence West 208.7 feet to a point; thence South 208.7 feet to a point; thence East 208.7 feet to the place of beginning.

CODE 21 MAP 3907-36DO TL 2500

State of Oregon, County of Klamath  
Recorded 6/17/99, at 3:32 p.m.  
In Vol. M99 Page 23976

Linda Smith,

County Clerk

Fee \$ 35 KR