

1999 JUN 24 PM 3:25

MT48325-LW
WARRANTY DEED

Vol. M99 Page 24851

BRENDA HARTMAN,

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

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 \$ 117,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 3249 E. LANGE'LL VALLEY ROAD, BONANZA, OR 97623

Dated this 17th day of June, 1999

Brenda Hartman
BRENDA HARTMAN

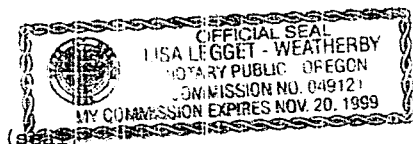
STATE OF Oregon

COUNTY OF Deschutes

SS. June 17 19 99

Personally appeared the above named Brenda Hartman

and acknowledged the foregoing instrument to be her voluntary act.



Before me:

Lisa Legget-Weatherby
Notary Public for Oregon
My commission expires 11/20/99

ESCROW NO. MT48325-LW

Return to:

DONALD NELSON

3249 E. LANGE'LL VALLEY ROAD
BONANZA, OR 97623

25'

EXHIBIT "A"
LEGAL DESCRIPTION

Tract 6, RIVERSIDE TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

ALSO, that portion of the SW1/4 of the SW1/4 of Section 11, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, lying North of the Bonanza-Langell Valley Road, EXCEPT that portion conveyed to Steve and May Josse by Warranty Deed recorded August 30, 1977 in Volume M77, page 15994, Microfilm Records of Klamath County, Oregon.

ALSO EXCEPTING THEREFROM A portion of the SW1/4 SW1/4 of Section 11, Township 39 South, Range 11 East of the Willamette Meridian, described as follows:

Beginning at a point on the South line of the Bonanza-Lorella County Road which is 742 feet East along said line from the West line of the SW1/4 SW1/4 of Section 11, Township 39 South, Range 11 East of the Willamette Meridian; thence continuing East along said line a distance of 448 feet; thence South 140 feet; thence West 448 feet, more or less, to a point due South of the point of beginning; thence North 140 feet, more or less, to the point of beginning.

State of Oregon, County of Klamath
Recorded 6/24/99, at 3:25 p.m.
in Vol. M99 Page 24851

Linda Smith.

County Clerk

Fee \$ 35 *YK*