

MTC 48465-MG
WARRANTY DEED

Vol M99 Page 25076

ROGER D. RUHL, JR. and KERRI L. RUHL, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
MARK S. LUNDQUIST and CINDY A. LUNDQUIST, 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 \$ 85,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 201 JEFFERSON STREET, KLAMATH FALLS, OR 97601

Dated this 23rd day of June, 19 99

Rogers D. Ruhl, Jr.
ROGER D. RUHL, JR.

Kerri L. Ruhl
KERRI L. RUHL

STATE OF Oregon ss. June 23 19 99
COUNTY OF Klamath

Personally appeared the above named ROGER D. RUHL, JR. AND
KERRI L. RUHL

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

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

ESCROW NO. MT48465-MG

Return to:

MARK S. LUNDQUIST
201 JEFFERSON STREET
KLAMATH FALLS, OR 97601

EXHIBIT "A" LEGAL DESCRIPTION

PARCEL 1:

A portion of Lot 5, Block 16, EWAUNA HEIGHTS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

The Southeasterly 60 feet of Lot 5, being the portion of said Lot 5 lying Southeasterly of a line drawn 50 feet Southeasterly of and parallel to the Northwesterly line of said Lot 5.

PARCEL 2:

A portion of Lot 4, Block 16, EWAUNA HEIGHTS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the most Southerly corner of Lot 4, Block 16, EWAUNA HEIGHTS ADDITION, Klamath Falls, Oregon; thence Northwesterly along the Westerly line of said Lot 4, 110 feet to the Southerly line of said alley in said Block 16, thence Northeasterly along the Southerly line of said alley, 15 feet; thence Southeasterly parallel to the Westerly line of said Lot 4, 37 feet; thence Northeasterly parallel to the Southerly side of said Lot 4, 3 feet; thence Southeasterly parallel to the Westerly line of said Lot 4, 73 feet to the Southerly line of said Lot 4; thence Southwesterly along the Southerly line of said Lot 4, 13 feet to the point of beginning.

State of Oregon, County of Klamath
Recorded 6/25/99, at 11:38 a. m.
In Vol. M99 Page 25076
Linda Smith,
County Clerk Fee \$ 35 - RP