

1999 JUL 20 AM 9:00

MT 48067-KR
WARRANTY DEED

Vol 1499 Page 28813

OREN M. ZIPSE and JOANN ZIPSE, as tenants by the entirety, Grantor,
hereby grant, bargain, sell, warrant and convey to:

LINDA M. BURINGTON and STEVEN H. BURINGTON, as tenants by the entirety,
Grantee,

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
TAX ACCOUNT NO.: 3909-008BB-00701

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 50,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: P.O. BOX 81, KLAMATH FALLS, OR 97601

Dated this 15 day of July, 1999

① Oren M Zipse
OREN M. ZIPSE

② Joann Zipse
JOANN ZIPSE

State of ~~Oregon~~ IDAHO
County of ~~KLAMATH~~ Clearwater

* This instrument was acknowledged before me on July 15, 1999 by OREN M. ZIPSE
& JOANN ZIPSE.

Notary Public for Oregon IDAHO

My commission expires 5/14/2002

ESCROW NO. MT48067-KR

Return to:
LINDA M. BURINGTON
P.O. BOX 81
KLAMATH FALLS, OR 97601

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in the NW1/4 NW1/4 of Section 8, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being a portion of the Parcel 1 of Minor Land Partition No. 58-84 as described in Deed Volume M85, page 7105, Microfilm Records of Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwesterly intersection of Greensprings Drive and Jackson Avenue, from which the Northwest corner of said Section 8, as computed from Recorded Survey No. 589, bears North 51 degrees 19' 30" West 753.86 feet and North 00 degrees 43' 00" West 929.1 feet; thence North 51 degrees 19' 30" West, along the Northeasterly right of way line of said Jackson Avenue, 320.00 feet; thence North 38 degrees 40' 30" East 560.0 feet to the TRUE POINT OF BEGINNING of this description; thence South 51 degrees 19' 30" East 320.0 feet to a point on the Northwesterly right of way line of said Greensprings Drive; thence North 38 degrees 40' 30" East, along said right of way line, 315 feet, more or less, to a point from which the Northwest corner of said Section 8, as shown by Recorded Survey No. 589, bears North 89 degrees 22' 30" West 1138.2 feet and North 00 degrees 43' 00" West 626.6 feet; thence North 89 degrees 22' 30" West 406 feet, more or less, to a point that bears North 38 degrees 40' 30" East from the True Point of Beginning; thence South 38 degrees 40' 30" West 64 feet, more or less to the True Point of Beginning, with bearings based on said Recorded Survey No. 589.

State of Oregon, County of Klamath
Recorded 7/20/99, at 9:00 a. m.
In Vol. M99 Page 28814
Linda Smith,
County Clerk Fee \$ 35 HK