

1999 OCT -4 AM 11: 27



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WARRANTY DEED

Escrow NO.: 01050253

AFTER RECORDING RETURN TO:

Mr. and Mrs. Nadler

1924 LAMPMAN ROAD  
GOLD HILL OR 97525

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

Gary Powless, as to Parcel 1 and Wanda Powless, as to Parcels  
2, 3 and 4, hereinafter called GRANTOR(S), convey(s) to Mal  
Nadler and Valerie G. Nadler husband and wife, hereinafter  
called GRANTEE(S), all that real property situated in the  
County of Klamath, 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 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 true and actual consideration for this transfer is  
\$11,000.00.

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 30<sup>th</sup> day of SEPT., 1999

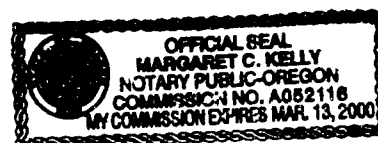
Gary Powless  
GARY POWLESS

Wanda Powless  
WANDA POWLESS

STATE OF OREGON, County of Klamath)ss.

On this 30<sup>th</sup> day of Sept., 1999, personally appeared the above  
named Gary Powless and Wanda Powless and acknowledged the  
foregoing instrument to be their voluntary act and deed.

Before me: Margaret C. Kelly  
Notary Public for Klamath  
My Commission Expires: March 13, 2000



A/  
35-

1 of 2

## PARCEL 1:

Lot 2, Block 8, SECOND ADDITION TO NIMROD RIVER PARK, in the County of Klamath, State of Oregon.

CODE 10 MAP 3611-10BO TL 5500

## PARCEL 2:

Lot 23, Block 8, SECOND ADDITION TO NIMROD RIVER PARK, in the County of Klamath, State of Oregon.

CODE 10 MAP 3611-10BO TL 3400

## PARCELS 3 and 4:

That portion of the following described property shown as Lots 1 and 2 of Parcel No. 3 as shown on County Survey #1512 filed October 12, 1970 and recorded February 2, 1970 in Book M-70 at Page 783:

A parcel of land situated in Government Lots 10, 11, 14, 15, 18 and 19, Section 10, Township 36 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the Southerly line of Lot 15, Block 8, Second Addition to Nimrod River Park, a duly recorded subdivision, said point being North 88 degrees 42' 46" West a distance of 135.00 feet from the Southeast corner of said Lot 15; thence South a distance of 785.53 feet to the Northerly bank of the Sprague River; thence South 48 degrees 33' 37" East along said bank 155.00 feet; thence North 46 degrees 44' 40" East 1155.06 feet to a point on the cul-de-sac of Jackson Street; thence Easterly along said cul-de-sac through a curve concave to the North with a central angle of 46 degrees 44' 40" a distance of 40.79 feet to a point which bears South 19 degrees 04' 38" West, 94.51 feet from the most Southwesterly corner of Lot 1, Block 10 of said Second Addition to Nimrod River Park; thence South 440.00 feet; thence South 39 degrees 08' 15" East 709.70 feet; thence North 49 degrees 27' 46" East 875.00 feet; thence North 40 degrees 32' 14" West 758.89 feet; thence North 49 degrees 27' 46" East 123.63 feet to a point on the Southerly line of Lot 17, Block 10 of said Second Addition which point bears North 63 degrees 08' 09" West 106.62 feet from the most Southeasterly corner of said Lot 17; thence Northerly and Westerly along the Southerly tract line of said Second Addition to the point of beginning.

CODE 81 MAP 3611-10BO TL 6200

CODE 81 MAP 3611-10BO TL 6300

State of Oregon, County of Klamath

Recorded 6/4/99 at

11:27 A.M.

In Vol. M99 Page 39369

Linda Smith,

County Clerk

Fees 35-

2062.