

1999 OCT -3 PM 3:45

MT49247-KR  
WARRANTY DEED

Vol M99 Page 10162

JOHN W. WENCL AND JEANNINE M. WENCL, TRUSTEES OF THE JOHN W. AND JEANNINE M. WENCL JOINT LIVING TRUST,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
PAUL F. NEWTON and SUSAN E. NEWTON, 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  
TAX ACCOUNT NO.: 3809-015A0-00600 3809-015A0-00302

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 118,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 3809 THICKET COURT, KLAMATH FALLS, OR 97601

Dated this 5th day of October, 1999

TRUSTEE OF JOHN W. AND JEANNINE M.

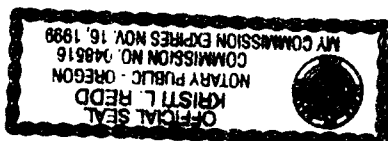
WENCL JOINT LIVING TRUST

BY: John W. Wencil Trustee  
JOHN W. WENCL, TRUSTEE

BY: Jeannine M. Wencil Trustee  
JEANNINE M. WENCL, TRUSTEE

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on October 5, 1999 by JOHN  
W. WENCL AND JEANNINE M. WENCL AS TRUSTEES OF THE JOHN W. AND JEANNINE M. WENCL  
JOINT LIVING TRUST.



Kristi L. Redd  
(Notary Public for Oregon)

My commission expires 11/16/99

ESCROW NO. MT49247-KR

Return to:  
PAUL F. NEWTON  
3809 THICKET COURT  
KLAMATH FALLS, OR 97601

*Handwritten initials*

**EXHIBIT 'A'**  
**LEGAL DESCRIPTION**

Lot 3, Block 1, TRACT 1225, TANGLEWOOD, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

ALSO,

Beginning at the most Westerly corner of Lot 3, Block 1, TANGLEWOOD-TRACT 1225; thence along the boundary of said Tract 1225, on a curve to the right (radius point bears South 15 degrees 54' 46" West 175.00 feet and central angle equals 38 degrees 51' 36") 118.69 feet, on a curve to the left (radius point bears North 54 degrees 46' 22" East 20.00 feet, central angle equals 76 degrees 49' 54") 26.82 feet, on a curve to the left (radius point bears South 22 degrees 03' 32" East 225.00 feet and central angle equals 14 degrees 47' 21") 58.08 feet, South 53 degrees 09' 07" West 27.41 feet, on a curve to the left (radius point bears North 36 degrees 50' 53" West 20.00 feet and central angle equals 91 degrees 25' 19") 31.91 feet, on a curve to the left (radius point bears South 51 degrees 43' 48" West 125.00 feet and central angle equals 49 degrees 19' 25") 107.61 feet; thence North 44 degrees 33' 10" East 60.91 feet to the point of beginning with bearings based on said Tract 1225. All in Section 15, Township 38 South, Range 9 East of Willamette Meridian, Klamath County, Oregon.

State of Oregon, County of Klamath  
Recorded 10/08/99, at 3:45 p.m.  
In Vol. M99 Page 46162  
Linda Smith,  
County Clerk      Fee \$ 35.00