

1999 NOV 24 PM 3:50

MTC 49337-MS
WARRANTY DEED

Vol. M99 Page 46810

HERMA GEORGE SCHEFTIC,

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

DENNIS E. EIDE

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

3809-033AD-00900-000

481703

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 39,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 2431 ORCHARD AVENUE, KLAMATH FALLS, OR 97601

Dated this 16th day of November, 1999.

Herma George Scheftic
HERMA GEORGE SCHEFTIC

State of California
County of Santa Barbara

This instrument was acknowledged before me on November 16, 1999 by HERMA GEORGE SCHEFTIC.

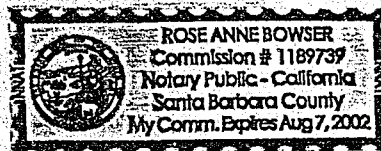
Rose Anne Bowser
(Notary Public)

My commission expires 8-7-02

ESCROW NO. MT49337-MS

Return to:

DENNIS E. EIDE
2431 ORCHARD AVENUE
KLAMATH FALLS, OR 97601



36
h

EXHIBIT "A"
LEGAL DESCRIPTION

Beginning at the Southeast corner of Lot 6 in the Subdivision of Block 125, MILLS ADDITION to the City of Klamath Falls, Oregon; thence Southwesterly along the Southerly line of Lots 6 and 5, Block 125 a distance of 40 feet; thence Northwesterly to a point on the North line of said Lot 6 which is 39 feet East of the Northwest corner thereof; thence East 70.3 feet, more or less, to the Northeast corner of said Lot 6; thence Southerly 142 feet, more or less, to the point of beginning, and being a portion of Lots 5 and 6 of said Block 125 according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

State of Oregon, County of Klamath
Recorded 11/24/99, at 3:50 p. m.
In Vol. M99 Page 46810
Linda Smith,
County Clerk Fee \$35⁰⁰