

MTC 49687-KR
WARRANTY DEED

Vol M99 Page 47466

STANLEY D. NEWMAN and CLAUDIA LEE NEWMAN, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
DAN D. KLINE and KELLY A. KLINE, husband and wife,
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
3910-007CB-02000-000 591103

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 235,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 4205 HWY 39, KLAMATH FALLS, OR 97603

Dated this 1 day of December, 1999

Stanley D. Newman
STANLEY D. NEWMAN

Claudia Lee Newman
CLAUDIA LEE NEWMAN

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on December 1, 1999 by
STANLEY D. NEWMAN AND CLAUDIA LEE NEWMAN.



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

ESCROW NO. MT49687-KR

Return to:
DAN D. KLINE
4205 HWY 39
KLAMATH FALLS, OR 97603

EXHIBIT "A"
LEGAL DESCRIPTION

Beginning at an iron pin on the East right of way line of the Klamath Falls-Merrill Highway which lies South along the Section line a distance of 912.6 feet, and East a distance of 30.0 feet from the iron axle which marks the West quarter corner of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon and running thence; continuing East a distance of 240.0 feet to an iron pin; thence North, parallel to the Section line a distance of 10.2 feet to an iron pin; thence South 69 degrees 43' East a distance of 289.56 feet to a post; thence South 42 degrees 18' West a distance of 151.1 feet to an iron pin; thence South 89 degrees 51' West a distance of 410.0 feet to an iron pin on the East right of way line of the Klamath Falls-Merrill Highway; thence North along the Easterly right of way line of the Highway a distance of 203.0 feet, more or less, to the point of beginning, being in the Northwest quarter of the Southwest quarter of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

State of Oregon, County of Klamath
Recorded 12/01/99, at 3:39 p. m.
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Linda Smith,
County Clerk Fee \$ 35.00