



THIS SPACE RESERVED FOR RECORDER'S USE

Vol M99 Page 51312

After recording return to:

Doug Staff

9135 Highway 97 North

Klamath Falls, OR 97601

Until a change is requested all tax statements shall be sent to the following address:

Doug Staff

9135 Highway 97 North

Klamath Falls, OR 97601

1999 DEC 30 PM 3:05

Escrow No. K54999V

Title No. K54999V

STATUTORY WARRANTY DEED

Peter R. O'Neil and Esther Y. O'Neil, husband and wife, Grantor, conveys and warrants to Doug Staff and Renee Staff, husband and wife, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

SEE LEGAL DESCRIPTION DISCLOSED AS EXHIBIT "A", ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN.....

This property is free of liens and encumbrances, EXCEPT: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage, and the Deed of Trust of record in favor of Edward L. Mason and Hanna Lee Mason, dated May 25, 1999 and recorded June 24, 1999 in Volume M99, page 24831.

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 consideration for this conveyance is \$250,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 30th day of December, 1999.

Peter R. O'Neil

Peter R. O'Neil

Esther Y. O'Neil

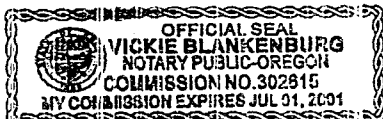
Esther Y. O'Neil

STATE OF OREGON

County of KLAMATH

} ss.

This instrument was acknowledged before me on this 30th day of December, 1999
by Peter R. O'Neil and Esther Y. O'Neil



Vickie Blankenburg
Notary Public for Oregon

My commission expires: 7-01-2001

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EXHIBIT "A"

DESCRIPTION OF PROPERTY

A parcel or piece of land situate in the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 30, Township 39 South, Range 9 E.W.M., Klamath County, Oregon, being more particularly described as follows:

Beginning at the point of intersection of the Section line marking the Southerly boundary of Section 30, Township 39 South, Range 9 E.W.M., with a line parallel to and fifty (50.0) feet distant at right angles Southeasterly from the center line of the Klamath Falls-Midland section of U.S. 97 Highway, as the same is presently located and constructed, and from which point of intersection the Southwesterly corner of said Section 30 bears South 89°42'30" West 827.1 feet distant; thence North 36°49'30" East parallel to the center line of said highway 1071.5 feet to a $\frac{3}{4}$ " iron pipe and the true point of beginning of this description; thence North 89°41'10" East along the centerline of an existing irrigation ditch, as the same is presently located and constructed 943.8 feet to a point; thence North 1°54'40" East 300.0 feet to a $\frac{5}{8}$ " aluminum capped iron pin; thence North 88°30'50" West along an existing fence 711.8 feet to a $\frac{5}{8}$ " aluminum capped iron pin at the intersection with the Southeasterly highway right of way fence; thence South 36°50' West along said right of way fence 404.1 feet, more or less, to the true point of beginning.

State of Oregon, County of Klamath
Recorded 12/30/99, at 3:05 PM.
In Vol. M99 Page 51312
Linda Smith,
County Clerk Fee \$ 35