

200 MAY 11 PM 3:40

WARRANTY DEED

Vol M00 Page 17215

LAWRENCE D. SCHAEFFER and CATHY E. SCHAEFFER, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to: MICHAEL O. KRAUSE, 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
3909-005CD-08800-000 534540
3909-005CD-08801-000 801555

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 89,800.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 2348 GREENSPRINGS DRIVE, KLAMATH FALLS, OR 97601

Dated this 10th day of May, 2000.

Lawrence D. Schaeffer
LAWRENCE D. SCHAEFFER

Cathy E. Schaeffer
CATHY E. SCHAEFFER

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on May 10, 2000 by LAWRENCE D. SCHAEFFER AND CATHY E. SCHAEFFER.

Marjorie A. Stuart
(Notary Public for Oregon)

My commission expires 12-20-02

ESCROW NO. MT50844-MS

Return to:
MICHAEL O. KRAUSE
2348 GREENSPRINGS DRIVE
KLAMATH FALLS, OR 97601



26.00

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

That part of the Southeast quarter of the Southwest quarter of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

2012 RIVERVIEW
Beginning at an iron pin on the Westerly right of way line of the Ashland-Klamath Falls Highway, which lies South 89 degrees 33' East along the section line a distance of 217.8 feet and North 28 degrees 15' East along the Westerly right of way line of said highway a distance of 67.85 feet from the iron pin which marks the Southwest corner of the Southeast quarter of the Southwest quarter of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and then continuing North 28 degrees 15' East along the Westerly right of way of the Ashland-Klamath Falls Highway a distance of 45.2 feet to a point; thence North 89 degrees 33' West parallel to the section line a distance of 140.0 feet to a point; thence South 14 degrees 39' West a distance of 40.6 feet to a point; thence South 89 degrees 33' East parallel to the South section line of said Section 5 and 60.0 feet at right angles therefrom, a distance of 129.1 feet, more or less to the point of beginning.

PARCEL 2

Beginning at the most Southwesterly corner of Lot 18, Block 3 of RIVERVIEW ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Thence Southeasterly in a straight line to a point on the Westerly right of way of Greensprings Drive, said point being 22.5 feet Southerly of the Southeast corner of said Lot 18; thence South along Greensprings Drive 22.5 feet more or less to the Northeast corner of that tract conveyed to Charles L. Hess entered by Deed recorded in Volume M76, page 19826, Microfilm Records of Klamath County, Oregon; thence West along the North of said Hess property 140 feet to the Northwest corner of said Hess property; thence Northeasterly in a straight line of the point of beginning.

14,16 SW
State of Oregon, County of Klamath
Recorded 05/11/00, at 3:40 p. m.
In Vol. M00 Page 17215
Linda Smith,
County Clerk Fee \$ 26.⁰⁰