

MOUNTAIN TITLE COMPANY

01 MAR 23 AM 11:15 MTC 1396-0397

WARRANTY DEED

Vol M01 Page 11671

KNOW ALL MEN BY THESE PRESENTS, That

BILL K. STEPPE AKA BILL STEPPE

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MARK GONZALES and ANGELA M. GONZALES, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of KLAMATH and State of Oregon, described as follows, to-wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

AMERITITLE has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

"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."

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple and the above granted premises, free from all encumbrances

except those of record and those apparent upon the land, if any, as the date of this deed and that 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 85,000.00

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 6th day of March, 1992; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

STATE OF OREGON,

County of Klamath ss. March 6, 1992

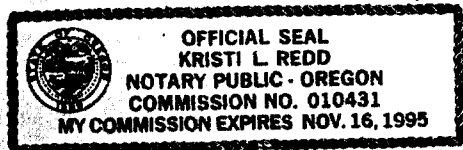
Personally appeared the above named BILL K. STEPPE AKA BILL STEPPE

and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

Kristi L. Redd Notary Public for Oregon

My commission expires: 11/16/95



X BILL K. STEPPE AKA BILL STEPPE

STATE OF OREGON, County of) ss.

The foregoing instrument was acknowledged before me this

, 19 , by

president, and by

secretary of

a corporation, on behalf of the corporation.

Notary Public for Oregon

My commission expires:

(SEAL)

BILL K. STEPPE AKA BILL STEPPE
9388 TINGLEY LANE
KLAMATH FALLS, OR 97603

GRANTOR'S NAME AND ADDRESS

MARK GONZALES and ANGELA M. GONZALES
4212 HOMEDALE ROAD
KLAMATH FALLS, OR 97603

GRANTEE'S NAME AND ADDRESS

STATE OF OREGON,

SPACE RESERVED

FOR

RECORDER'S USE

AFTER RECORDING RETURN TO:
AmérITitle

222 South 6th St. • P.O. Box 5017
Klamath Falls, OR 97601
Phone 541 883 3401 • Fax: 541 882 0620

SEND TAX STATEMENTS TO: SAME - NO CHANGE

26.00

State of Oregon, County of Klamath

Recorded 03/23/01, at 11:52 a.m.

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Linda Smith,

County Clerk Fee \$ 26.00

By recording officer Deputy

1 of 2

MTC NO.: 26786

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

A tract of land situated in the N1/2 NE1/4 SW1/4 SE1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the point of intersection of the Southerly line of the U.S.B.R. No. 1-C-3-B Drain as described in Volume 99 at page 167, Klamath County Deed Records, and the centerline of Homedale Road, a county road, said point being South 00 degrees 26' 00" East 50.00 feet from the SE1/16 corner of said Section 11; thence South 00 degrees 26' 00" East, along the centerline of said Homedale Road, 73.40 feet; thence South 88 degrees 53' 24" West 30.00 feet to the Westerly right of way line of said line of said Homedale Road; thence continuing South 88 degrees 53' 24" West, along a chain link fence and it's extension, 150.00 feet; thence North 00 degrees 26' 00" West 78.82 feet to the Southerly line of said drain; thence along said drain South 89 degrees 23' 04" East 150.01 feet to the Westerly right of way line of said Homedale Road; thence continuing South 89 degrees 23' 04" East 30.01 feet to the point of beginning.

PARCEL 2

The N1/2 of the NE1/4 of the SW1/4 of the SE1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon,

EXCEPTING THEREFROM the Southerly 125 feet thereof.

ALSO EXCEPTING THEREFROM a tract of land situated in the N1/2 NE1/4 SW1/4 SE1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the point of intersection of the Southerly line of the U.S.B.R. No. 1-C-3-B Drain as described in Volume 99 at page 167, Klamath County Deed Records, and the centerline of Homedale Road, a county road, said point being South 00 degrees 26' 00" East 50.00 feet from the SE1/16 corner of said Section 11; thence South 00 degrees 26' 00" East, along the centerline of said Homedale Road, 73.40 feet; thence South 88 degrees 53' 24" West 30.00 feet to the Westerly right of way line of said line of said Homedale Road; thence continuing South 88 degrees 53' 24" West, along a chain link fence and it's extension, 150.00 feet; thence North 00 degrees 26' 00" West 78.82 feet to the Southerly line of said drain; thence along said drain South 89 degrees 23' 04" East 150.01 feet to the Westerly right of way line of said Homedale Road; thence continuing South 89 degrees 23' 04" East 30.01 feet to the point of beginning.