

01 MAR 30 PM 2:58



After recording return to:

David Steiner

1807 Crest Street

Klamath Falls, OR 97603

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

David Steiner

1807 Crest Street

Klamath Falls, OR 97603

Escrow No. K56642S

Title No. K56642S

THIS SPACE RESERVED FOR RECORDER'S USE

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### STATUTORY WARRANTY DEED

F. David Hartin and Nita G. Hartin, as tenants by the entirety;, Grantor, conveys and warrants to David C. Steiner and Sharlene A. Martin, as tenants by the entirety;, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

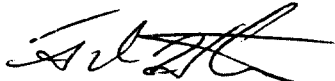
See Attached Legal Description

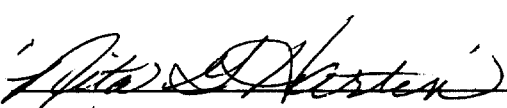
This property is free of liens and encumbrances, EXCEPT: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

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 \$149,900.00 (Here comply with the requirements of ORS 93.030)

Dated this 30<sup>th</sup> day of March, 2001.

  
\_\_\_\_\_  
F. David Hartin

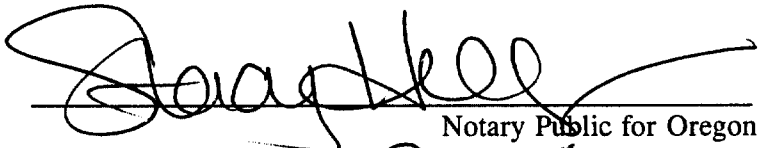
  
\_\_\_\_\_  
Nita G. Hartin

STATE OF OREGON

County of Klamath

} ss.

This instrument was acknowledged before me on this 30<sup>th</sup> day of March, 2001  
by F. David Martin and Nita G. Martin

  
\_\_\_\_\_  
Notary Public for Oregon  
My commission expires: 8-20-03



K26

## DESCRIPTION

The following described real property situate in Klamath County, Oregon:

A tract of land situated in Lot 42 and a portion of Lot 43, Block G, Homecrest, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon:

Beginning at the Southwest corner of said Lot 42; thence North 00°06'23" East along the Easterly right of way line of Crest Street, 166.86 feet to the Southerly right of way line of the U. S. B. R.; "A" Canal; thence along said "A" Canal right of way line South 76°07'49" 85.54 feet, along the arc of a curve to the right (radius point bears South 13°43'37" West 497.96 feet) 246.30 feet to the Easterly line of said Lot 42; thence South 00°04'34" West, along the Easterly line of said Lots 42 and 43, 41.70 feet, more or less, to a point 91.00 feet from the Southeast corner of said Lot 43; thence North 89°53'37" West, parallel with the South line of said Lot 43, 298.78 feet to the Easterly right of way line of Crest Street; thence North 00°06'23" East 8.86 feet, more or less, to the point of beginning, with the bearings based on the recorded survey map of said Minor Land Partition No. 32-85.

State of Oregon, County of Klamath  
Recorded 03/30/01, at 2:58 p.m.

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*Linda Smith,*

County Clerk Fee \$ 26<sup>00</sup>-