

SPECIAL WARRANTY DEED

MARTA C. KOLLMAN, hereinafter referred to as "Grantor", conveys and specially warrants unto STEPHANIE K. CARPENTER and GILBERT J. CARPENTER, husband and wife, all that real property situated in Klamath County, State of Oregon and described as:

Grantor's undivided one-third interest in the property described on Exhibit "A" attached.

Grantor hereby covenants that title to same is free from encumbrances created or suffered by Grantor.

The true and actual consideration for this transfer is \$65,000.00.

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 the fee title to the property should check with the appropriate city or county planning department to verify approved uses.

DATED this 30th day of April, 1996.

Marta C. Kollman
MARTA C. KOLLMAN

STATE OF OREGON)

COUNTY OF KLAMATH) §

On the 30th day of April, 1996, personally appeared the above-named MARTA C. KOLLMAN and acknowledged the foregoing instrument to be a voluntary act. Before me:

Debra D. Rose
Notary Public for Oregon
My Commission Expires: 10-12-96

Mail Tax Statements to:
JIM CARPENTER
658 Front Street
Klamath Falls, OR 97601

SPECIAL WARRANTY DEED

LAW OFFICES OF
DAVIS, GILSTRAP, HARRIS, HEARN & WELTY
A Professional Corporation
515 EAST MAIN STREET
ASHLAND, OREGON 97520
(541) 482-3111 FAX (541) 488-4455

3500.
cb.

96 MAY 14 AM 10:03

EXHIBIT 'A'
LEGAL DESCRIPTION

PARCEL 1:

A parcel of property located in a portion of Lots 9 and 10, Section 30, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, as follows:

Beginning at a point on the Southerly side of Front Street, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, where the lot line common to Lots 3 and 4, Block 42, of said Buena Vista Addition, if projected across Front Street and Easterly 80.00 feet; thence from the point of beginning herein described Easterly along the Southerly line of Front Street being the Northerly line of lands herein conveyed, 149.8 feet; thence South a distance of 262.5 feet, more or less, to the shore line of Upper Klamath Lake; thence Northwesterly along said shore line to a point being Southerly from the point of beginning and at right angles to Front Street; thence Northerly to the point of beginning.

EXCEPTING THEREFROM the Easterly 90.00 feet of the above described property.

PARCEL 2:

A parcel of property located in a portion of Lot 9, Section 30, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, as follows:

Beginning at a point on the Southerly side of Front Street, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, where the lot line common to Lots 3 and 4, Block 42 of said Buena Vista Addition, if projected across Front Street and Easterly 139.80 feet; thence from the point of beginning herein described Easterly along the Southerly line of Front Street being the Northerly line of lands herein conveyed, 90.00 feet; thence South a distance of 262.5 feet, more or less, to the shore line of Upper Klamath Lake; thence Northeasterly along said shore line to a point being Southerly from the point of beginning and at right angles to Front Street; thence Northerly to the point of beginning.

EXCEPTING THEREFROM the Easterly 45.00 feet of the above described property.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Marta C Kollman the 14th day
of May A.D., 19 96 at 11:03 o'clock A.M., and duly recorded in Vol. M96
of Deeds on Page 13781.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
[Signature]