

1999 JUL 22 PM 3: 25

MT48097-MS
WARRANTY DEED

Vol M99 Page 29311

CLARA M. TESTERMAN, Grantor,

hereby grant, bargain, sell, warrant and convey to:

MELVINA A. TERRY, Grantee,

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
TAX ACCOUNT NO.: 3909-005BD-01600-000

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 46,000.00.

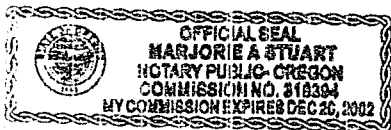
Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1026 LAUREL STREET, KLAMATH FALLS, OR 97601

Dated this 9th day of July, 19 99

Clara M. Testerman
CLARA M. TESTERMAN
BY: *Frank A. Testerman*
FRANK A. TESTERMAN, HER ATTORNEY IN
FACT

State of Oregon
County of KLAMATH

On this the 9th day of July, 1999, personally appeared FRANK A. TESTERMAN AS ATTORNEY IN FACT FOR CLARA M. TESTERMAN, as attorney in fact for CLARA M. TESTERMAN and that HE executed the foregoing instrument by authority of and in behalf of said principal; and HE acknowledged said instruments to be the act and deed of said principal.



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Before me:

Maynard A. Snow
(signature)
Notary for the State of Oregon
My commission expires: 12-20-02

ESCROW NO. MT48097-MS

Return to:

MELVINA A. TERRY
1026 LAUREL STREET
KLAMATH FALLS, OR 97601

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land in the N1/2 of the S1/2 of the NW1/4 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning 1504 feet East of the Southwest corner of the NW1/4 NW1/4 of said Section 5, being the intersection of the Westerly line of roadway deeded to the County by O. A. Hilliard, recorded in Book 72 of Deed Records of Klamath County, Oregon at page 529, with the South line of Lot 1 of said Section; thence South along said Westerly road line 145 feet to the Northeast corner of property herein conveyed; thence South along said road line 45 feet; thence West at right angles 200 feet; thence North at right angles 45 feet; thence East at right angles 200 feet to the point of beginning.

State of Oregon, County of Klamath
Recorded 7/22/99, at 3:25 p.m.
In Vol. M99 Page 29311
Linda Smith,
County Clerk Fee \$ 35 RR