

1999 AUG 23 PM 3:31

WARRANTY DEED
MTC 49033-MS

Vol M99 Page 34048

EVELYN MAE WOLFORD,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
JACEN JESPERSEN, AND LEONARD K. JESPERSEN AND VICKY L. JESPERSEN, HUSBAND AND
WIFE, NOT AS TENANTS IN COMMON, BUT WITH RIGHTS OF SURVIVORSHIP,
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.: 3809-035CC-02300-000

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

57,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 1515 SUMMERS LANE, KLAMATH FALLS, OR 97603

Dated this 23rd day of Aug, 1999

Evelyn Mae Wolford
EVELYN MAE WOLFORD

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Aug 23, 99 by
EVELYN MAE WOLFORD.

Marjorie A Stuart
(Notary Public for Oregon)
My commission expires 12/20/02

ESCROW NO. MT49033-MS

Return to:
JACEN JESPERSEN
1515 SUMMERS LANE
KLAMATH FALLS, OR 97603

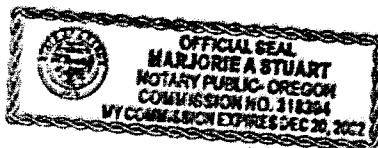


EXHIBIT "A"
LEGAL DESCRIPTION

34049

A parcel of land located in the SW1/4 SW1/4 of Section 35, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point which is the intersection of the North line of the SW1/4 SW1/4 of Section 35, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and the East right of way line of Summers Lane as the same is now located; thence South along the said right of way line of Summer Lane a distance of 100 feet to a point; thence Easterly and parallel to the North line of the SW1/4 SW1/4 of said Section 35 a distance of 180 feet, more or less, to the Westerly line of a present existing irrigation ditch which said Westerly line of said ditch is parallel with the Northerly line of Garden Tracts, a platted portion of Klamath County, Oregon; thence Northeasterly along the Westerly line of said ditch to its intersection with the North line of the SW1/4 SW1/4 of said Section 35, said Township and Range; thence Westerly along said North line a distance of 240 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM that portion lying within the Summers Lane Road right of way.

State of Oregon, County of Klamath
Recorded 8/23/99, at 3:31 m.
In Vol. M99 Page 34648
Linda Smith,
County Clerk Fees 35⁰⁰