



WARRANTY DEED

ASPEN TITLE ESCROW NO.:01050138

AFTER RECORDING RETURN TO:

Mr. & Mrs. Hooker
1836 TIFFANY ST.
Klamath Falls, Or 97601

UNTIL A CHANGE IS REQUESTED ALL TAX STATEMENTS TO THE FOLLOWING ADDRESS: SAME AS ABOVE

Terri Stivers Roberts, who acquired title as Terry Stivers Roberts, and Wendy Stivers Nichols, each as to an undivided one-half interest, hereafter called GRANTOR(S), convey(s) and warrants to T. Kenneth R. Hooker and Janice K. Hooker, Husband and Wife, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN

"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 30.390"

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$86,000.00.

In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument this 10th day of September, 1999.

Terri Stivers Roberts
TERRI STIVERS ROBERTS by Craig J. Rovzar, her Attorney in Fact
by Craig J. Rovzar, atty in fact
STATE OF OREGON, County of KLAMATH)ss.

Wendy Stivers Nichols
WENDY STIVERS NICHOLS

On September 10, 1999, personally appeared the above named Craig J. Rovzar, Attorney in fact for Terri Stivers Roberts and Wendy Stivers Nichols who acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Marlene T. Addington
Notary Public for OREGON
My Commission Expires: October 4, 2002
3-2201



EXHIBIT "A"

A parcel of land situated in Block 24, ELDORADO HEIGHTS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the West right of way line of Tiffany Street, said line being also the East line of Block 24, Eldorado Heights Addition to the City of Klamath Falls, Oregon, from which the Northeast corner of said Block 24 bears North 0 degrees 18' East 124.00 feet distant; thence North 89 degrees 42' West, 144.76 feet; thence South 15 degrees 45' 01" West, 57.21 feet, more or less, to the Northeasterly corner of Lot 10, Block 24; thence along the Northeasterly line of Lot 11 on a 6 degree 36' 40" curve to the right, 20.22 feet; thence South 89 degrees 42' East, 146.42 feet, more or less, to the East line of said Block 24; thence North 0 degrees 18' East, 70.00 feet to the point of beginning.

CODE 1 MAP 3809-20DD TL 3400

State of Oregon, County of Klamath
Recorded 9/15/99, at 3:32 P.M.
In Vol. M99 Page 36881
Linda Smith,
County Clerk Fees 35.00