

1999 SEP 22 AM 11:33

MT49067-MG
WARRANTY DEED

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CHRISTOPHER T. BOAZ and SANDRA E. BOAZ, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
NATHAN J. BRUNER and BARBARA L. BRUNER, as tenants by the entirety,
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 011BC 02100

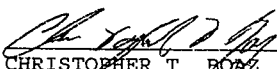
SUBJECT TO: all those items of record and those apparent upon the land, if
any, as of the date of this deed and those shown below, if any:
and the grantor will warrant and forever defend the said premises and every
part and parcel thereof against the lawful claims and demands of all persons
whomsoever, except those claiming under the above described encumbrances.

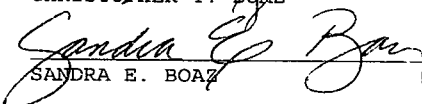
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT
IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR
ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY
SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO 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 85,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 4326 DENVER AVENUE, KLAMATH FALLS, OR 97603

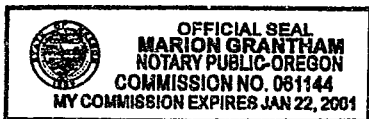
Dated this 20 day of September, 1999

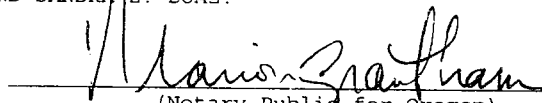

CHRISTOPHER T. BOAZ


SANDRA E. BOAZ

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on September 20, 1999 by
CHRISTOPHER T. BOAZ AND SANDRA E. BOAZ.




(Notary Public for Oregon)

My commission expires 1/22/01

ESCROW NO. MT49067-MG

Return to:
NATHAN J. BRUNER
4326 DENVER AVENUE
KLAMATH FALLS, OR 97603

35-02
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EXHIBIT "A" LEGAL DESCRIPTION

PARCEL 1:

A piece or parcel of land situate in the N1/2 SW1/4 NW1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a 5/8 inch aluminum monument on the South boundary of Denver Avenue from which the monument marking the Northwest corner of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon bears South 89 degrees 58' 50" West 546.1 feet and North 0 degrees 13' 30" West 1692.5 feet distant; thence North 89 degrees 58' 50" East along the South boundary of Denver Avenue 134.0 feet to a 5/8" aluminum capped monument; thence South 0 degrees 07' East 302.0 feet to a 5/8" aluminum capped monument; thence South 89 degrees 56' 20" West 226.7 feet to a point; thence North 0 degrees 15' 30" West 212.2 feet to a 5/8 inch aluminum capped monument; thence North 89 degrees 58' 50" East 93.45 feet to a 5/8 inch aluminum capped monument; thence North 0 degrees 13' 50" West 90.0 feet to the point of beginning.

EXCEPTING THEREFROM a parcel of land situated in the N1/2 SW1/4 NW1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the Southerly boundary of Denver Avenue, from which the monument marking the Northwest corner of said Section 11 bears South 89 degrees 58' 50" West 552.6 feet and North 00 degrees 13' 30" West 1692.5 feet distant; thence North 89 degrees 58' 50" East along the said Southerly boundary of Denver Avenue, 127.5 feet to a 5/8" aluminum capped monument; thence South 00 degrees 07' East 302.0 feet to a 5/8" aluminum capped monument; thence South 89 degrees 56' 20" West 126.7 feet; thence North 00 degrees 15' 30" West 302.05 feet to the point of beginning.

PARCEL 2:

A piece or parcel of land situate in the N1/2 SW1/4 NW1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a 5/8 inch aluminum capped monument on the South boundary of Denver Avenue from which the monument marking the Northwest corner of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, bears South 89 degrees 58' 50" West 452.6 feet and North 0 degrees 13' 30" West 1692.5 feet distant; (said point being 110.0 feet Easterly from the West line of that tract of land conveyed at Page 622, Volume 298, Deed Records of Klamath County, Oregon as surveyed on the ground); thence North 89 degrees 58' 50" East along the South boundary of Denver Avenue 93.5 feet to a 5/8 inch aluminum capped monument; thence South 0 degrees 13' 50" East 90.0 feet to a 5/8" aluminum capped monument; thence South 89 degrees 58' 50" West 93.45 feet to a 5/8 inch aluminum capped monument; thence North 0 degrees 15' 30" West 90.0 feet to the point of beginning.

State of Oregon, County of Klamath
Recorded 9/22/99, at 11:33 a.m.
In Vol. M99 Page 37643
Linda Smith,
County Clerk Fee \$ 35.00