

10/1/99 11:34 AM  
MTC 47763-LW  
WARRANTY DEED

Vol M99 Page 39300

EDWARD O. SUMMERS and CLAIRE A. SUMMERS, husband and wife,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:

MARIA M. EGBERT,

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.: 4009-00900-00300 M-233746

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 300,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 3104 SOUTHSIDE BYPASS, KLAMATH FALLS, OR 97603

Dated this 15<sup>th</sup> day of October, 1999

Edward O. Summers  
EDWARD O. SUMMERS

Claire A. Summers  
CLAIRE A. SUMMERS

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on October 1, 1999 by  
EDWARD O. SUMMERS AND CLAIRE A. SUMMERS.

Lisa Legget-Weatherby  
(Notary Public for Oregon)  
My commission expires 11/20/99

ESCROW NO. MT47763-LW

Return to:

MARIA M. EGBERT  
3104 SOUTHSIDE BYPASS  
KLAMATH FALLS, OR 97603



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

The NW1/4 and the W1/2 of the NE1/4 of Section 9, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM the Easterly 780 feet of the W1/2 of the NE1/4 of Section 9, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Together with the perpetual easement in the now existing lateral over the E1/2 of the SE1/4 and the W1/2 of the SE1/4 of Section 4, said township and range for the purpose of irrigating the grantees premises, and reserving the perpetual easement in the now existing laterals over the granted premises for purpose of irrigating said E1/2 of the SW1/4 and the W1/2 of the SE1/4 of said Section 4.

State of Oregon, County of Klamath  
Recorded 10/1/99, at 3:45 P m.  
In Vol. M99 Page 39300  
Linda Smith,  
County Clerk Fee \$ 35.00