



WARRANTY DEED

ASPEN TITLE ESCROW NO.: 01050302

AFTER RECORDING RETURN TO:
BETTIE N. MADSEN112 B Paddon Rd
Datsunville, CA 95676UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVEKATHERINE DES ROCHERS, hereinafter called GRANTOR(S), convey(s)
and warrants to BETTIE N. MADSEN, hereinafter called
GRANTEE(S), all that real property situated in the County of
KLAMATH, State of Oregon, described as:

PLEASE SEE ATTACHED EXHIBIT "A"

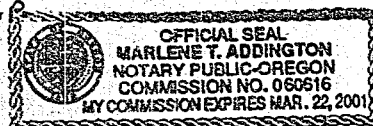
"THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN
THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND
REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE
PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE
APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO 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, contracts and/or
liens for irrigation and/or drainage,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
\$58,000.00.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 15TH day of OCTOBER, 1999.Katherine Des Rochers
KATHERINE DES ROCHERSSTATE OF OREGON and N.P.
CALIFORNIA, County of Klamath) ss.On October 19, 1999, personally appeared Katherine Des
Rochers who acknowledged the foregoing instrument to be her
voluntary act and deed.Marlene T. Addington
Notary Public for California Oregon and N.P.
My Commission Expires: 3-22-01

EXHIBIT "A"

That portion of Lot 2, Block 93, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, described as follows:

Beginning at the Southwest corner of Lot 2, Block 93, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, and running thence in a Northerly direction along the Easterly line of California Avenue a distance of 19.63 feet to the beginning of an eleven degree, 37 minute curve to the right; thence along said curve 26.2 feet to a point on the Westerly line of said Lot 2; thence on a radial line of said curve in an Easterly direction a distance of 139.6 feet to a point on the Easterly property line of said Lot 2; thence along the Easterly property line in a Southerly direction a distance of 38.5 feet to the Southeast corner of said Lot 2; thence along the Southerly property line of said Lot 2 in a Westerly direction, a distance of 140.0 feet to the point of beginning, being a portion of said Lot 2.

ALSO property adjoining said property and described as follows:
A strip 19.17 feet in width off the Northwesternly side of Lot 3, Block 93, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, OREGON.

CODE 1 MAP 3889-29CB TL 8700

State of Oregon, County of Klamath
Recorded 10/22/99, at 10:35 A.M.
In Vol. M99 Page 42181
Linda Smith,
County Clerk Fee \$ 35⁰⁰