

WARRANTY DEED

Vol M99 Page 42919

AMT 49447MS

ETHEL MAE CULVER, TRUSTEE OF THE ETHEL MAE CULVER TRUST, AS TO PARCEL 1 AND ETHEL MAE CULVER, WHO ACQUIRED TITLE AS ETHEL M. WHITLATCH, AS TO PARCEL 2, Grantor(s) hereby grant, bargain, sell, warrant and convey to: KLAMATH COUNTY SCHOOL DISTRICT, 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.: 3910-03000-01600-000

MAP/TAX LOT: 602155

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 280,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 10501 WASHBURN WAY, KLAMATH FALLS, OR 97603

Dated this 26th day of October, 19 99

TRUSTEES OF THE ETHEL MAE CULVER TRUST

BY: Ethel Mae Culver
ETHEL MAE CULVER, TRUSTEE

Ethel Mae Culver
ETHEL MAE CULVER

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on October 26, 1999 by ETHEL MAE CULVER, INDIVIDUALLY AND AS TRUSTEE OF THE ETHEL MAE CULVER TRUST.

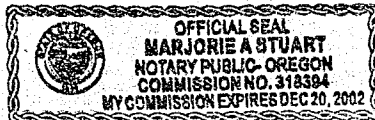
Marjorie A Stuart
(Notary Public for Oregon)

My commission expires 12-20-02

ESCROW NO. MT49447-MS

Return to:

KLAMATH COUNTY SCHOOL DISTRICT
10501 WASHBURN WAY
KLAMATH FALLS, OR 97603



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m

EXHIBIT "A"
LEGAL DESCRIPTION

42920

PARCEL 1

Beginning at the one-quarter corner common to Section 25, Township 39 South, Range 9 East of the Willamette Meridian, and Section 30, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, and running thence North 0 degrees 29' East 945.2 feet along the range line which marks the centerline of the Klamath Falls-Merrill Highway; thence South 89 degrees 31' East 450 feet along the Southerly line of the Henley School property; thence North 0 degrees 29' East 424.47 feet along the East line of said school property to a fence line; thence East 1739.43 feet along the said fence line to the Northwestern right of way of the U.S.R.S. South Branch Canal; thence South 13 degrees 57' West 312.0 feet along said right of way line; line; thence Southwesterly along said right of way line which is the arc of a circle of which the radius is 1357.69 feet a distance of 579.2 feet; thence South 38 degrees 27' West 679.3 feet along said right of way line to the South line of the Northwest quarter of said Section 30; thence Westerly 1437.73 feet to the point of beginning, an being described as all of Vacated Henley Acres.

ALSO, all of that part of Northwest quarter of Southwest quarter of Section 30, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, lying Northeasterly of the Railroad right of way and Northwesterly of the U.S.R.S. South Branch Canal.

EXCEPTING approximately one acre in the Northwesterly corner thereof, described as follows:

Beginning at the intersection of the Northerly line of Northwest quarter of Southwest quarter of Section 30, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, and the Easterly right of way line of the Klamath Falls-Merrill Highway, and running thence Easterly along the North line of said subdivision 200 feet; thence Southerly at right angles 200 feet; thence Westerly at right angles and parallel to the North line of said subdivision 200 feet to the Easterly line of said highway right of way; thence Northerly along said highway right of way line 200 feet to the point of beginning.

ALSO EXCEPTING a parcel as described in Deed Volume 268, Page 378, Deed Records of Klamath County, Oregon; and ALSO EXCEPTING a parcel as described in Deed Volume 337, Page 192, Deed Records of Klamath County, Oregon.

PARCEL 2

Beginning at the intersection of the Northerly line of Northwest quarter of Southwest quarter of Section 30, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, and the Easterly right of way line of the Klamath Falls-Merrill Highway, and running thence Easterly along the North line of said subdivision 200 feet; thence Southerly at right angles 200 feet; thence Westerly at right angles and parallel to the North line of said subdivision 200 feet to the Easterly line of said highway right of way; thence Northerly along said highway right of way line 200 feet to the point of beginning.

State of Oregon, County of Klamath
Recorded 10/27/99, at 3:24 p.m.
In Vol. M99 Page 42919
Linda Smith,
County Clerk Fee \$ 35⁰⁰