



WARRANTY DEED

ASPEN TITLE ESCROW NO. 01050415

AFTER RECORDING RETURN TO:

ERNIE L. SETZER

VICKIE M. ORE

1128 HomedaleKlamath Falls, OR 97603

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

SUSAN KROUSE, hereinafter called GRANTOR(S), convey(s) and warrants to ERNIE L. SETZER and VICKIE M. ORE, not as tenants in common, but with full rights of survivorship, 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, contracts and/or liens for irrigation and/or drainage AND, Contract, including the terms and conditions thereof, recorded May 3, 1988, in Book M-88, Page 7021, Records of Klamath County, Oregon, in favor of The State of Oregon, by and through the Director of Veterans' Affairs, which Contract the Grantees herein DO NOT agree to assume and pay and Grantor hereby holds Grantees harmless therefrom, and Grantor herein warrants that this Contract will be paid in full prior to or at the time of payment in full of the All-inclusive Trust Deed between Grantor and Grantee herein which is being recorded immediately subsequent to the recording of this Deed.,

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
\$45,000.00.

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 3rd day of November, 1999.

Susan Krouse by Billie Kezer her attorney
SUSAN KROUSE by Billie Kezer, her
attorney in fact *in fact*

STATE OF OREGON, County of Klamath)ss.

On November 3, 1999, personally appeared Billie Kezer as attorney in fact for Susan Krouse, who acknowledged the foregoing instrument to be her voluntary act and deed and that of said principal.

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Notary Public for State of Oregon: Pam Barnett
My Commission Expires: August 24, 2001

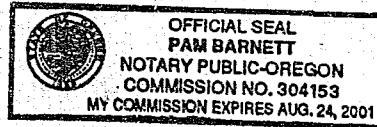


EXHIBIT "A"

A portion of Tract No. 33, ALTAMONT SMALL FARMS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point in the Northerly boundary of Tract No. 33 of ALTAMONT SMALL FARMS, said point being 321.0 feet distant from the Northwest corner of said tract, and running thence South 88 degrees 46' East along the said Northerly boundary of said Tract 107.0 feet; thence South 0 degrees 11' West 200 feet, more or less, to a point in the Southerly boundary of said tract; thence North 88 degrees 46' West along the said Southerly boundary of said tract 107.0 feet; thence North 0 degrees 11' East 200.0 feet, more or less, to the point of beginning.

CODE 41 MAP 3909-15AC TL 300

State of Oregon, County of Klamath
Recorded 11/04/99, at 3:24 p.m.
In Vol. M99 Page 44141
Linda Smith,
County Clerk Fee \$ 40⁰⁰