

1999 NOV 29 PM 3:32

MTC 49599-MS  
WARRANTY DEED

Vol M99 Page 47061

BRYAN W. MC QUEEN,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
JERRY D. ANDERSON,  
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  
3809-029BD-01700 212763

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 35,500.00.

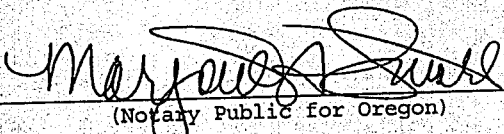
Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 1926 ACADEMY, KLAMATH FALLS, OR 97601

Dated this 29th day of November, 1999

  
BRYAN W. MC QUEEN

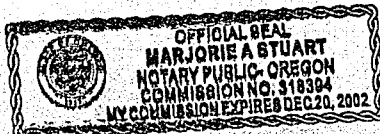
State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on November 29, 1999 by BRYAN  
W. MC QUEEN.

  
(Notary Public for Oregon)  
My commission expires 12-20-02

ESCROW NO. MT49599-MS

Return to:  
JERRY D. ANDERSON  
1926 ACADEMY  
KLAMATH FALLS, OR 97601



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EXHIBIT "A"  
LEGAL DESCRIPTION

The Northeasterly 40 feet of Lots 1 and 9 in Block 73 of BUENA VISTA ADDITION to the City of Klamath Falls, Oregon, more particularly described as follows:

Beginning at the Northeasterly corner of said Lot 1 in said Block 73, and running thence Northwesterly along the Southwesterly line of Lot 2, a distance of 120 feet to the most Northerly corner of Lot 9 of said Block; thence Southwesterly along the line between Lots 8 and 9 of said Block a distance of 40 feet; thence Southeasterly parallel with the Southwesterly line of said Lot 2, a distance of 120 feet to the Northwesterly line of Academy Street; thence in a Northeasterly direction a distance of 40 feet along the Southeasterly line of said Lot 1, to the point of beginning, comprising a tract of land fronting 40 feet on Academy Street and running back a depth of 120 feet.

State of Oregon, County of Klamath  
Recorded 11/29/99, at 3:32 p. m.  
In Vol. M99 Page 47061  
Linda Smith,  
County Clerk Fee \$ 35.00