

MTC 48489-KR

WARRANTY DEED

1999 DEC -1 PM 3:40

KNOW ALL MEN BY THESE PRESENTS, That Michael Lee Howard, hereinafter called Grantor, for the consideration hereinafter stated, to grantor paid by Billie L. Young, hereinafter called Grantee, does hereby grant, bargain, sell and convey unto Grantee and Grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 36 and a portion of Lots 34 and 35 of VILLA SAINT CLAIR, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, situated in the NW1/4NW1/4 of Section 14, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the West line of said Lot 34, from which the Southwest corner of said Lot 34 bears South 00 degrees 06'14" West 186.71 feet; thence South 89 degrees 35'00" East 141.36 feet; thence South 00 degrees 06'14" West 186.71 feet to a point on the South line of said Lot 35; thence, along the boundary of Lot 35, South 89 degrees 35'00" East 58.64 feet, North 00 degrees 06'14" East 330.00 feet, and North 89 degrees 35'00" West 100.00 feet to the Northerly corner common to said Lots 34 and 35; thence, along the boundary of said Lot 34, North 89 degrees 35'00" West 100.00 feet and South 00 degrees 06'14" West 143.29 feet to the point of beginning.

SUBJECT TO: Easements, rights of way of record and those apparent on the land. Easement created by instrument dated October 27, 1999, recorded October 29, 1999, in Volume M99, page 43314, Microfilm Records, Klamath County, Oregon.

SUBJECT TO: The real property taxes for the year 1999-2000 which are due and payable which the Grantee assumes.

Account no. 3909 014BB 04400 Key No. 572188 - Code No. 041
Account no. 3909 014BB 04500 Key No. 572197 - Code No. 041

To Have and to Hold the same unto the said Grantee and Grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances and that 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$49,500.00.

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

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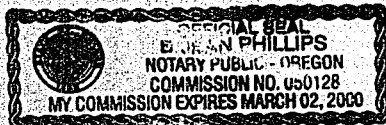
PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

In Witness Whereof, the Grantor has executed this instrument this 30 day of November, 1999.

Michael L. Howard
Michael Lee Howard

STATE OF OREGON)
) SS
County of Klamath)

Personally appeared the above-named Michael Lee Howard and acknowledged the foregoing instrument to be his voluntary act and deed. Before me:



B. Jean Dull
Notary Public for Oregon
My Commission Expires:

State of Oregon, County of Klamath
Recorded 12/01/99, at 3:40 p.m.
In Vol. M99 Page 47493
Linda Smith,
County Clerk Fee \$ 35.00