

1999 DEC 17 AM 11:32

MTC 49871-MS
WARRANTY DEED

Vol M99 Page 49565

JOHN R. EARP AND CHRISTINE A. EARP, TRUSTEES OF THE JOHN AND CHRISTINE 1977
REVOCABLE TRUST,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:
CHRISTINE ANN KIRSCH,

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
3911-03000-00700-000 608382

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 .00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 7071 HARPOLD ROAD, KLAMATH FALLS, OR 97603

Dated this 20th day of December, 1999

TRUSTEES OF THE JOHN AND CHRISTINE EARP
1997 REVOCABLE TRUST

BY: John R. Earp
JOHN R. EARP, TRUSTEE

BY: Christine A. Earp
CHRISTINE A. EARP, TRUSTEE

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on December 20, 1999 by JOHN
R. EARP AND CHRISTINE A. EARP, TRUSTEES OF THE JOHN AND CHRISTINE EARP 1977
REVOCABLE TRUST.

Marjorie A. Stuart
(Notary Public for Oregon)

My commission expires 12-20-02

ESCROW NO. MT49871-MS

Return to:
CHRISTINE ANN KIRSCH
7071 HARPOLD ROAD
KLAMATH FALLS, OR 97603



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EXHIBIT "A"
LEGAL DESCRIPTION

All of the SW1/4 NE1/4 of Section 30 lying East of the centerline of Lost River, in Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM:

A parcel of land beginning at a 1/2" rebar at the Southeast corner of the SW1/4 NE1/4 of Section 30; thence North 00 degrees 15' 18" East 918.16 feet, along the East line of the SW1/4 NE1/4, to a 1/2" rebar; thence North 89 degrees 57' 22" West 505.94 feet to a 1/2" rebar on the left bank of Lost River; thence continuing North 89 degrees 57' 22" West 125 feet, more or less, to the centerline of Lost River; thence Southerly, along the centerline of Lost River, to the South line of the SW1/4 NE1/4; thence South 89 degrees 57' 06" East 125 feet, more or less, to a 1/2" rebar on the left bank of Lost River; thence continuing South 89 degrees 57' 06" East 599.17 feet, along the South line of the SW1/4 NE1/4, to the point of beginning.

ALSO EXCEPTING THEREFROM:

A strip of land, 80 feet in width, deeded by Ernest Alfred Highman to the State Highway Commission and recorded in Klamath County Deed Records, Volume 210 at page 145.

State of Oregon, County of Klamath
Recorded 12/17/99, at 11:32 a.m.
In Vol. M99 Page 49565
Linda Smith,
County Clerk Fee \$ 35⁰⁰