

1999 DEC 21 AM 11:34

MTC 49634-MG
WARRANTY DEED

Vol M99 Page 50003

PENNY E. PETERSEN,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:
JOHN A. GILL and SUSAN G. GILL, as tenants by the entirety,
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
ACCT# 3507-006CD-00200 KEY# 224064
ACCT# 3507-006CD-00300 KEY# 224073

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 193,000.00.

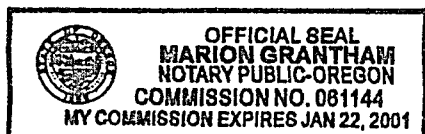
Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 4857 HAZELBROOK AVENUE, LONG BEACH, CA 90808

Dated this 17 day of Dec., 1999

Penny E. Petersen
PENNY E. PETERSEN

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Dec. 17, 1999 by PENNY
E. PETERSEN.



Marion Grantham
(Notary Public for Oregon)
My commission expires 1/22/01

ESCROW NO. MT49634-MG

Return to:
JOHN A. GILL
4857 HAZELBROOK AVENUE
LONG BEACH, CA 90808

35

PARCEL 1

That portion of the North 125 feet of Lot 21, Section 6, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, lying between the former Dalles-California Highway on the East and the shore of Agency Lake on the West.

PARCEL 2

The Northerly 55 feet of the Southerly 111.25 feet of the Northerly 236.25 feet of Government Lot 21 lying Westerly of the Westerly right of way line of State Highway #427, being in Section 6, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, said property being bounded on the North by the South line of property conveyed to Earl Hall and Melita Hall by Deed recorded January 30, 1959, in Volume 309, page 227, Deed Records of Klamath County, Oregon, and bounded on the South by the North line of property conveyed to Norman T. Hanson by Deed recorded July 12, 1965, in Volume 363, page 141, Deed Records of Klamath County, Oregon.

State of Oregon, County of Klamath
Recorded 12/21/99, at 11:34 a.m.
In Vol. M99 Page 50003
Linda Smith,
County Clerk Fee \$ 35⁰⁰