

2000 JAN 14 AM 11:35

MTC 49749-MS
WARRANTY DEED

Vol. M00 Page 1357

BOBBY JOE RANEY and HELEN LOUISE RANEY, as tenants in common,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
ANGELA WADE,

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

3912-02000-00100-000 609434

3912-02000-00400-000 609461

3912-02100-00400-000 609611

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 50,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: P.O. BOX 303, BEATTY, OR 97621

Dated this 12 day of January, 2000

Bobby Joe Raney
BOBBY JOE RANEY

Helen Louise Raney
HELEN LOUISE RANEY

State of California
County of San Diego

This instrument was acknowledged before me on January 12, 2000 by BOBBY
JOE RANEY AND HELEN LOUISE RANEY.

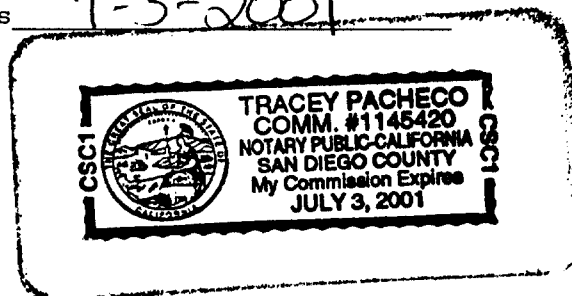
Tracey Pacheco
(Notary Public)

My commission expires 7-3-2001

ESCROW NO. MT49749-MS

Return to:

ANGELA WADE
P.O. BOX 303
BEATTY, OR 97621



26.00
✓ r

EXHIBIT "A"
LEGAL DESCRIPTION

1358

PARCEL 1

The NE1/4 NE1/4 of Section 20, Township 39 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM the S1/2 S1/2 NE1/4 NE1/4.

PARCEL 2

The W1/2 NW1/2 NW1/2 of Section 21, Township 39 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 3

The NW1/4 NE1/4 of Section 20, Township 39 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

State of Oregon, County of Klamath
Recorded 1/14/00, at 11:35 a.m.
In Vol. M00 Page 1357
Linda Smith,
County Clerk Fee\$ 26⁰⁰