

2000 JAN 19 AM 11:10

MT50123-MS
WARRANTY DEED

Vol. M00 Page 1844

KENNETH E. GERHART and ARLENE GERHART, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
THOMAS A. MATTHIAS,

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
3809-030AB-04600 184259

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 115,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 636 FRONT STREET, KLAMATH FALLS, OR 97601

Dated this 13th day of January 2000.

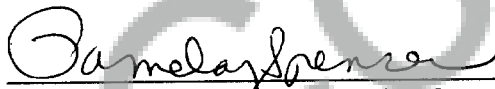

KENNETH E. GERHART


ARLENE GERHART



State of Oregon
County of KLAMATH

This instrument was acknowledged before me on January 13, 2000 by
KENNETH E. GERHART AND ARLENE GERHART.



(Notary Public for Oregon)

My commission expires 8/16/2000

ESCROW NO. MT50123-MS

Return to:

THOMAS A. MATTHIAS
636 FRONT STREET
KLAMATH FALLS, OR 97601

26 m

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in the City of Klamath Falls, Oregon, and being a portion of Government Lot 8 in Section 30, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at an iron pipe on the Southerly right of way line of Front Street, from which an iron pin marking the intersection of the Southerly right of way of said Front Street and the Westerly right of way line of California Avenue bears North 89 degrees 06 1/2' East a distance of 370.0 feet; thence South a distance of 100 feet; thence North 89 degrees 06 1/2' East 105.0 feet; thence North 100.0 feet to the Southerly right of way of Front Street; thence South 89 degrees 06 1/2' West 105.0 feet, more or less, to the point of beginning.

[Signature]
State of Oregon, County of Klamath
Recorded 1/19/00, at 11:10 a. m.
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Linda Smith,
County Clerk Fee \$ 26.00