

200 JAN 25 PM 3:46

MT50139-LW
WARRANTY DEED

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CHAUNCEY P. MILLER,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:
CURTIS ARCHER,

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

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:

SUBJECT TO: TRUST DEED DATED AUGUST 18, 1999, AND RECORDED AUGUST 24, 1999, IN VOLUME M99, PAGE 34194, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON, IN FAVOR OF RUSSELL J. GUSTAFSON AND AUDREY M. GUSTASON, TRUSTEES OF THE GUSTAFSON FAMILY TRUST, AS BENEFICIARY. THE ABOVE NAMED GRANTEE DOES NOT AGREE TO ASSUME NOR PAY THIS TRUST DEED AND THE ABOVE NAMED GRANTOR AGREES TO HOLD THE GRANTEE HARMLESS THEREFROM.

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 46,800.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 905 N. 9th Klamath Falls, OR 97601

Dated this 14th day of January, 2000.

Chauncey P. Miller
CHAUNCEY P. MILLER

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on January 14, 2000 by
CHAUNCEY P. MILLER.

Lisa Weatherby
(Notary Public for Oregon)
My commission expires 11/20/2003

ESCROW NO. MT50139-LW

Return to:
CURTIS ARCHER
905 N. 9th St.
Klamath Falls, OR
97601



2600

2633

EXHIBIT "A"
LEGAL DESCRIPTION

Beginning at the Southwest corner of Lot 2, Block 17, FIRST ADDITION to the City of Klamath Falls, Oregon, being the point farthest South of said lot; then Northwesterly along the Easterly or Northerly border of 9th Street a distance of 60 feet; thence at right angles from the East border of 9th Street a distance of 45 feet; thence Southeasterly and parallel with the East line of 9th Street a distance of 60 feet; thence Southwesterly at right angles to 9th Street a distance of 45 feet to the point of beginning, being a part of Lot 2, Block 17, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

State of Oregon, County of Klamath
Recorded 1/25/00, at 3:46 p.m.
In Vol. M00 Page 2632
Linda Smith,
County Clerk Fee\$ 26.00