



WARRANTY DEED

ASPEN TITLE ESCROW NO. 01050689

AFTER RECORDING RETURN TO:
Mr. and Mrs. Rodney L. Bell
500 Klamath Ave
Klamath Falls OR 97603

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

THE CITY OF KLAMATH FALLS OREGON, a Municipal corporation,
hereinafter called GRANTOR(S), convey(s) and warrants to RODNEY
L. BELL and MARCELLA M. BELL, husband and wife, hereinafter
called GRANTEE(S), all that real property situated in the
County of Klamath, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH
HEREIN

"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 30.390."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land, contracts and/or
liens for irrigation and/or drainage,

and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
\$35,000.00.

In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 21st day of January, 2000.

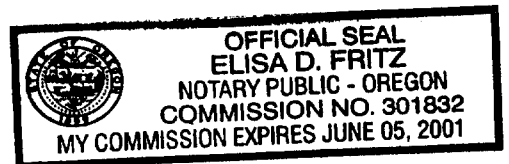
THE CITY OF KLAMATH FALLS OREGON, a Municipal corporation

BY: James R. Keller Title: City Manager

STATE OF OREGON, County of Klamath)ss.

On January 25, 2000, personally appeared
James R. Keller as City Manager of The
City of Klamath Falls Oregon.

Elisa D. Fritz
Notary Public for Oregon
My Commission Expires: 6-5-01



Lot 2, Block 37, ORIGINAL TOWN OF LINKVILLE, now City of Klamath Falls, Oregon, ALSO that portion of Lot 7 of said Block 37, in the County of Klamath, State of Oregon, described as follows:

Beginning at the Southeasterly corner of said Lot 7; thence Northerly and parallel to Sixth Street 5 feet; thence Westerly and parallel to Main Street to Westerly line of said Lot 7; thence Southerly along the Westerly line of said Lot 7, five feet to Southwesterly corner of said Lot 7; thence Easterly along the Southerly line of said Lot 7 to the place of beginning, same being the Southerly five feet off said Lot 7.

EXCEPTING AND RESERVING from the above described premises those portions of Lots 2 and 7 of said Block 37 heretofore sold to E. H. Dufault by deed dated June 20, 1911 and recorded in Volume 33, Page 361, Deed Records of Klamath County, Oregon and described as follows:

Beginning at the Southeast corner of said Lot 7 of said Block 37; and running thence Northerly along the Easterly line of said Lot 7, five feet; thence Westerly and parallel to Main Street 15 feet; thence Southerly and parallel to Sixth Street 25 feet; thence Easterly parallel with Main Street 15 feet to the Easterly line of said Lot 2 of Block 37; thence Northerly 20 feet to the place of beginning.

CODE 1.1 MAP 3809-32AC TL 3000

State of Oregon, County of Klamath
Recorded 1/26/00, at 10:59 A.M.
In Vol. M00 Page 2652
Linda Smith,
County Clerk Fee\$ 26.00