

2000 FEB -2 AM 11:19

MTC 50167-LW
WARRANTY DEED

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SANDRA J. FRASER WHO ACQUIRED TITLE AS SANDRA J. MOREY,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
MICHAEL L. DUKE/~~J.~~ AND BECKY DUKE, husband and wife,
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
3610-02200-01800 335630

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 20,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 6535 WADDY ROAD, WADDY, KY 40076

Dated this 19th day of January, 2000.

Sandra J. Fraser
SANDRA J. FRASER

State of Colorado
County of Boulder

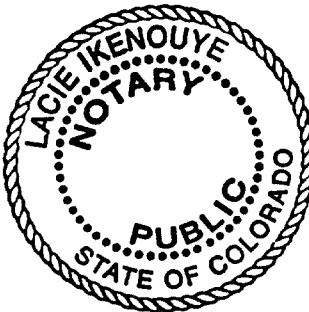
This instrument was acknowledged before me on January 19th 2000 by SANDRA
J. FRASER.

Lacie Kenouye
(Notary Public)

My commission expires 3/4/03

ESCROW NO. MT50167-LW

Return to:
MICHAEL L. DUKE
6535 WADDY ROAD
WADDY, KY 40076



26.0
m

EXHIBIT "A"
LEGAL DESCRIPTION

The N1/2 of the SE1/4 of the SW1/4 of Section 22, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM:

A parcel of land for road purposes in Section 22, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being 30 feet measured at right angles on either side of the following described center line:

Beginning at the Section Corner common to Sections 14, 15, 22 and 23, Township 36 South, Range 10 East of the Willamette Meridian; thence South 89 degrees 30' West along the North section line of Section 22, 1232.52 feet to the intersection with the center line of said road which is Engineer's Station 41 + 39.56, said station is 42.5 feet at right angles to the power line as it is presently constructed and is the true point of beginning of this description; thence South 24 degrees 43' West along a line parallel with, and 42.5 feet from said power line 4,595.64 feet to Engineer's Station 87 + 35.20 which is the beginning of a 4 degree curve to the left; thence leaving said power line and along the arc of said 4 degrees curve 826.80 feet to Engineer's Station 95 + 62.00 which is the end of said curve; thence South 8 degrees 21' 20" East 552.30 feet, more or less to the South line of Section 22, Township 36 South, Range 10, East of the Willamette Meridian.

State of Oregon, County of Klamath
Recorded 2/02/00, at 11:19 a m.
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Linda Smith,
County Clerk Fee \$ 26.00