

200 FEB -7 PM 3:35

MT50287-KR
WARRANTY DEED

Vol M00 Page 3949

CLARENCE H. BUSSMAN AKA CLARENCE BUSSMAN,

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

WALTER L. MODEN,

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

ACCT# 3909-11BB-200

KEY# 550852

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 11,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 4747A S. 6th St., Klamath Falls, OR 97603

Dated this 4th day of February, 2000.

① Clarence H. Bussman
CLARENCE H. BUSSMAN AKA CLARENCE BUSSMAN
② BY: Linden Ellingson
LINDEN ELLINGSON, HIS
ATTORNEY-IN-FACT

State of Nevada
County of Churchill

On this the 4th day of February, 2000, personally appeared LINDEN ELLINGSON AS ATTORNEY-IN-FACT FOR CLARENCE H. BUSSMAN, as attorney in fact for CLARENCE H. BUSSMAN AKA CLARENCE BUSSMAN and that executed the foregoing instrument by authority of and in behalf of said principal; and acknowledged said instruments to be the act and deed of said principal.



Before me:

Linda Plummer
(Notary Public for Nevada)

My commission expires 10/29/2001

ESCROW NO. MT50287-KR

Return to:

WALTER L. MODEN

4747A S. 6th St.

Klamath Falls, OR 97601

26.00

EXHIBIT 'A'
LEGAL DESCRIPTION

PARCEL 1

Beginning at a point which is 331.4 feet South of the Northwest corner of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, said point being on the West line of said Section 11; thence South 89 degrees 48' East a distance of 262.5 feet; thence South a distance of 82.95 feet; thence North 89 degrees 48' West a distance of 262.5 feet; thence North a distance of 82.95 feet to the place of beginning, EXCEPTING THEREFROM that portion lying within the existing roadway.

State of Oregon, County of Klamath
Recorded 2/07/00, at 3:35 p.m.
In Vol. M00 Page 3949
Linda Smith,
County Clerk Fee \$ 26⁰⁰