

200 FEB -7 PM 3:35

MTC 50287-KR
WARRANTY DEED

Vol M00 Page 3953

CLARENCE H. BUSSMAN AKA CLARENCE BUSSMAN,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
WALTER L. MODEN and DONNA MODEN, as tenants by the entirety,
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-600 KEY# 550898

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 9,600.00.

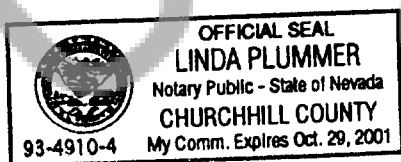
Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 4747 A S. 6th St., Klamath Falls, OR 97603

Dated this 4th day of February, 2000.

CLARENCE H. BUSSMAN
CLARENCE H. BUSSMAN AKA CLARENCE BUSSMAN
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 Oregon) JP
NEVADA
My commission expires 10/29/2001

ESCROW NO. MT50287-KR

Return to:

WALTER L. MODEN
4747A S. 6th St.
Klamath Falls, OR 97603

26.00
r

EXHIBIT 'A'
LEGAL DESCRIPTION

PARCEL 3

A tract of land described as follows:

Beginning at an iron pin which lies South along the center line of Summers Lane, which is the West line of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, a distance of 331.4 feet, and South 89 degrees 48' East a distance of 275.5 feet from the iron pin in the center of Summers Lane which marks the Northwest corner of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and running thence; South parallel to the center line of Summers Lane, which is also the West line of said Section 11, a distance of 331.4 feet to an iron pin; thence South 89 degrees 48' East a distance of 67 feet to an iron pin; thence North parallel to the center line of Summers Lane a distance of 331.4 feet to an iron pin; thence North 89 degrees 48' West a distance of 67 feet, more or less, to the point of beginning, in the NW1/4 NW1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Together with a perpetual easement for ingress and egress, to and from the above described lands, over and across that certain 30 foot roadway over the lands formerly owned by Carl Tucker and Helen E. Tucker, and extending from Summers Lane to the lands above described; also perpetual easement for an irrigation ditch across the said former Tucker lands and adjoining the above described lands, and extending from the Easterly line thereof to the lands above described, said easements being more fully described in deed recorded May 22, 1941 in Volume 138, page 163, Deed Records of Klamath County, Oregon.

State of Oregon, County of Klamath
Recorded 2/07/00, at 3:35 p.m.
In Vol. M00 Page 3953
Linda Smith,
County Clerk Fee\$ 26⁰⁰