

200 FEB 10 AM 11:33

MTC 50212-MS
WARRANTY DEED

Vol. M00 Page 4342

MARY ADAMS SMITH and WILLIAM M. HELPHINSTINE and CAROL A. HELPHINSTINE,
not as tenants in common, but with rights of survivorship

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

JOSEPH J. MABEE

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
3809-029DC-08100-000 369700

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 \$ **69,000.00**

Until a change is requested, all tax statements shall be sent to Grantee at the following address: **503 North 10th Street, Klamath Falls, OR 97601**

Dated this 27TH day of January, 2000.

SEE SIGNATURE PAGE ATTACHED
HERETO AND MADE A PART HEREOF

AFTER RECORDING RETURN TO:

Joseph J. Mabee
503 North 10th Street
Klamath Falls, OR 97601

31.00
m

EXHIBIT "B"
SIGNATURE PAGE

Mary Adams Smith
MARY ADAMS SMITH

William M. Helphinstine
WILLIAM M. HELPHINSTINE

Carol A. Helphinstine
CAROL A. HELPHINSTINE

STATE OF Washington

SS. Feb. 2nd 192000

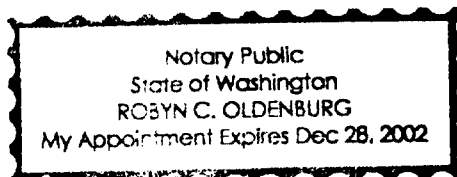
COUNTY OF King

Personally appeared the above named Mary Adams Smith,
only
and acknowledged the foregoing instrument to be her voluntary act.

WITNESS My hand and official seal.

(seal)

[Signature]
Notary Public
State of Washington
My Commission expires 12/28/02



STATE OF Oregon

SS. February 8th 192000

COUNTY OF Lane

The foregoing instrument was acknowledged before me this Feb 8th
192000 by William M. and Carol A. Helphinstine
as Co-Signer on behalf of Mary Adams Smith

WITNESS My hand and official seal.

(seal)

Faye L. Murphy
Notary Public
State of Oregon
My Commission expires: Oct 26, 2001

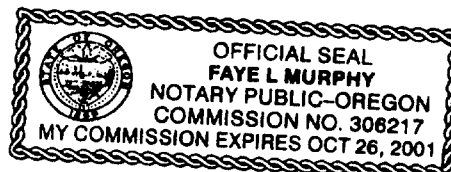


EXHIBIT "A"
LEGAL DESCRIPTION

Beginning at the most Southerly corner of Lot 4 of Block 57 of NICHOLS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; thence Northwesterly along the Northeasterly line of Tenth Street 80 feet; thence North easterly at right angles to Tenth Street 80 feet; thence Southeasterly a right angles to Jefferson Street 80 feet to the Northwesterly line of Jefferson Street; thence Southwesterly along the Northwesterly line of Jefferson Street 80 feet to the point of beginning, being a portion of Lots 3 and 4 of said Block 57 of NICHOLS ADDITION to the City of Klamath Falls, Oregon.

State of Oregon, County of Klamath
Recorded 2/10/00, at 11:33 a. m.
In Vol. M00 Page 4342
Linda Smith,
County Clerk Fee \$ 31⁰⁰