

2000 FEB 16 PM 3:30

MTC 49191-MG
WARRANTY DEED

Vol M00 Page 5022

MARJORIE MONROE,

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

TOMMY A. ZACHARIAS and VICKIE L. ZACHARIAS, 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# 3908 013DA 05400

KEY# 496724

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 **55,500.00.**

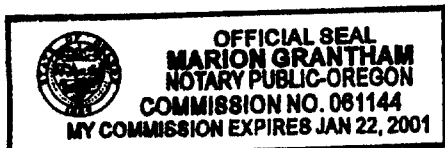
Until a change is requested, all tax statements shall be sent to Grantee at the following address: **5181 WEYERHAEUSER ROAD, KLAMATH FALLS, OR 97601**

Dated this 11 day of Feb., 2000.

Marjorie Monroe
MARJORIE MONROE

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on February 11, 2000 by
MARJORIE MONROE.



Marion Grantham
(Notary Public for Oregon)

My commission expires 1/22/01

ESCROW NO. MT49191-MG

Return to:

TOMMY A. ZACHARIAS
5181 WEYERHAEUSER ROAD
KLAMATH FALLS, OR 97601

26.00
m

EXHIBIT "A"
LEGAL DESCRIPTION

A portion of the Northeast quarter of Southeast quarter (NE 1/4 of SE 1/4) of Section 13, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the Southeast corner of Lot 67 of Block 40, Plat of West Klamath (but in part thereof which has been vacated), as recorded in the office of the County Clerk of said County (which point is South 30 degrees 16' 45" West 998.34 feet from the Northeast corner of said NE 1/4 of the SE 1/4); thence South 24 degrees 29' East, along the Easterly line of said Lot 67 extended Southeasterly, 59.99 feet to the Southerly line of said Lot 73; thence South 25 degrees 01' 13" West 11.63 feet; thence South 62 degrees 46' 36" West 300.97 feet; thence North 14 degrees 53' 47" West 22.25 feet; thence South 65 degrees 31' West 30.40 feet; thence North 16 degrees 24' West 60.6 feet; thence North 65 degrees 31' East 60.6 feet, more or less, to the Northwest corner of said Lot 73; thence North 65 degrees 31' East along the North line of said Lot 73, 267.04 feet, more or less, to the point of beginning.

State of Oregon, County of Klamath
Recorded 2/16/00, at 3:30 p. m.
In Vol. M00 Page 5022
Linda Smith,
County Clerk Fee\$ 26.00