

200 FEB 17 PM 3:48

MT50107-MS
WARRANTY DEED

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MARK S. WINTERS,

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

LYNN KOCAN,

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
3809-032BA-05000-000 411334

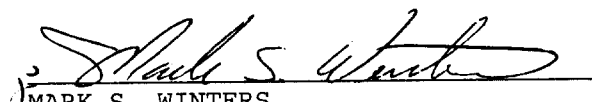
SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:
and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, 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 64,000.00.

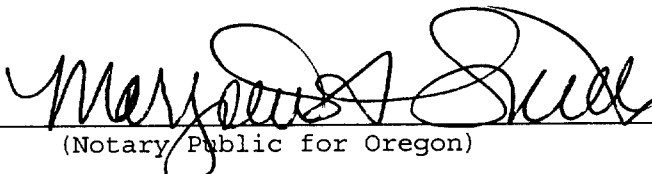
Until a change is requested, all tax statements shall be sent to Grantee at the following address: 530 NORTH 5TH STREET, KLAMATH FALLS, OR 97601

Dated this 15th day of February, 2000.


MARK S. WINTERS

State of Oregon
County of KLAMATH

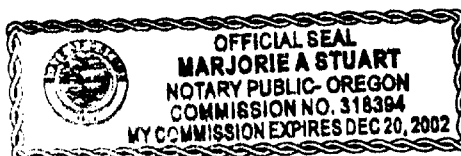
This instrument was acknowledged before me on February 15, 2000 by MARK S. WINTERS.


(Notary Public for Oregon)

My commission expires 12-20-02

ESCROW NO. MT50107-MS

Return to:
LYNN KOCAN
530 NORTH 5TH STREET
KLAMATH FALLS, OR 97601



26.00
M

EXHIBIT "A"
LEGAL DESCRIPTION

All of that portion of Lots 1 and 2, Block 42, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, as follows:

Beginning at the Northwestern corner of Lot 1, Block 42 of said Addition at the intersection of the Westerly line of Fifth Street with the Southerly line of Lincoln Street; thence Southwesterly along the Southerly line of Lincoln Street 90 feet; thence Southeasterly and parallel with Fifth Street 55 feet; thence Northeasterly and parallel with Lincoln Street 90 feet to the Westerly line of Fifth Street; thence Northwesterly along the Westerly line of Fifth Street 55 feet to the place of beginning.

State of Oregon, County of Klamath
Recorded 2/17/00, at 3:48 p. m.
In Vol. M00 Page 5197
Linda Smith,
County Clerk Fee\$ 26⁰⁰