



## WARRANTY DEED

ASPEN TITLE ESCROW NO. 01050759  
 AFTER RECORDING RETURN TO:  
 Mr. & Mrs. Gutierrez

UNTIL A CHANGE IS REQUESTED ALL TAX  
 STATEMENTS TO THE FOLLOWING ADDRESS:  
 SAME AS ABOVE

Dale R. Breit, hereinafter called GRANTOR(S), convey(s) to  
 Sebastinn Gutierrez and Terresa Gutierrez, Husband and Wife,  
 hereinafter called GRANTEE(S), all that real property situated  
 in the County of Klamath, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY  
 THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH  
 HEREIN . . . . .

"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 30.390."

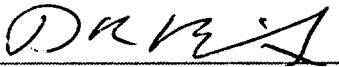
and covenant(s) that grantor is the owner of the above described  
 property free of all encumbrances except covenants, conditions,  
 restrictions, reservations, rights, rights of way and easements  
 of record, if any, and apparent upon the land, contracts and/or  
 liens for irrigation and/or drainage,

and will warrant and defend the same against all persons who may  
 lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is  
 \$50,000.00.

In construing this deed and where the context so requires, the  
 singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument  
 this 16th day of February 2000.

  
 DALE R. BREIT

STATE OF OREGON, County of Klamath)ss.

On February 16, 2000 personally appeared Dale R. Breit who  
 acknowledged the foregoing instrument to be his voluntary act  
 and deed.

  
 Notary Public for Oregon  
 My Commission Expires: October 4, 2002



## EXHIBIT "A"

A portion of Lots 26, 28 & 29, Block 14, INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northwest corner of Lot 29, Block 14, INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, and running thence Southeasterly along the Southwesterly line of East Main Street 45.56 feet; thence in a straight line Southwesterly to a point in the South line of Lot 29, Block 14, aforesaid, 11 feet East of the Southwest corner of said Lot; thence continuing on the same course Southwesterly to a point in Lot 26, said Block 14, 16 feet South of the North line of said Lot 26; thence West parallel with the North line of said Lot 26 to West line of said Lot; thence North 16 feet to the Northwest corner of said Lot; thence East 50 feet to the Southwest corner of Lot 29 above described; thence North 100.09 feet to the point of beginning.

ALSO a parcel of land in Lot 30, Block 14, INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Southeast corner of said Lot 30; thence West along the South line of said Lot 30 a distance of 8 feet; thence Northeasterly a distance of 37.1 feet, more or less, to a point on the East line of said Lot 30, which is 36 feet North to the point of beginning; thence South 36 feet to the point of beginning.

BUT EXCEPTING from the parcel first above described the following:

A parcel of land in Lot 29, Block 14, INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, more particularly described as follows:

Beginning at the Northwesterly corner of said Lot 29; thence Southeasterly along the Northerly line of said Lot 29 a distance of 8.4 feet; thence Southwesterly a distance of 12.3 feet, more or less to the West line of said Lot 29, to a point which is 14.9 feet South from the point of beginning; thence North 14.9 feet to the point of beginning.

CODE 1 MAP 3809-33BA TL 16900

State of Oregon, County of Klamath  
Recorded 2/23/00, at 3:39 p. m.  
In Vol. M00 Page 5638  
Linda Smith,  
County Clerk Fee \$ 26<sup>00</sup>