

200 APR 13 PM 3:28

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WARRANTY DEED

ASPEN TITLE ESCROW NO. 01051108

AFTER RECORDING RETURN TO:
Mr. Gary Lamb & Patricia Gates

State of Oregon, County of Klamath
Recorded 04/13/00, at 3:28 p m.
In Vol. M00 Page 12106
Linda Smith,
County Clerk Fee \$ 26⁰⁰

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

Ronald R. Lautt, Anna M. Lautt and Rhonda A. Lautt, hereinafter called GRANTOR(S), convey(s) and warrants to Gary M. Lamb and Patricia J. Gates, not as tenants in common, but with rights of survivorship, 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 \$31,000.00.

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 12 day of April, 2000.

RONALD R. LAUTT

ANNA M. LAUTT

RHONDA A. LAUTT

STATE OF OREGON, County of Washingtonss.

On this 12 day of April, 2000, personally appeared Ronald R. Lautt, Anna M. Lautt and Rhonda A. Lautt acknowledged the foregoing to be their voluntary act and deed.

Before me: Kent Gooding
Notary Public for Oregon
My Commission Expires: Sept 20, 2003



EXHIBIT "A"

A parcel of land situated in Lot 4, Block 2, KENO WHISPERING PINES, in the County of Klamath, State of Oregon, and located in the NW 1/4 SW 1/4 of Section 6, Township 40 South, Range 8 East of the Willamette Meridian, being more particularly described as follows:

Beginning at a 1/2" iron rod marking the Northwest corner of said Lot 4 from which the Northwest corner of said NW 1/4 SW 1/4 bears North 00 degrees 03' 59" West, 300.14 feet; thence South 00 degrees 03' 59" East, 322.00 feet to a 1/2" iron rod marking the Southwest corner of said Lot 4; thence East on the South line of said Lot 4, 203.00 feet to a 5/8" iron rod; and the true point of beginning of the following described tract; thence continuing East along the South line of said Lot 4 a distance of 203.00 feet; thence North 00 degrees 03' 59" West 322.00 feet to a point on the North line of said Lot 4; thence West along the North line of said Lot 203.00 feet to the Northeast corner of that tract conveyed to John R. Duran by deed recorded in Book M-97 at Page 24854, Records of Klamath County, Oregon; thence South 00 degrees 03' 59" East along the East line of said Duran Tract 322.00 feet to the true point of beginning.

CODE 105 MAP 4008-600 TL 1300 (Covers additional property)