



WARRANTY DEED

ASPEN TITLE ESCROW NO.:01051112

AFTER RECORDING RETURN TO:
NANCY ANNETTE SEARS
1224 CALIFORNIA AVENUE
KLAMATH FALLS, OR 97601

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

William E. Anton and Mona J. Anton, hereinafter called
GRANTOR(S), convey(s) and warrants to Nancy Annette Sears, an
estate in fee simple, 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
\$40,000.00.

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 14th day of April, 2000.

William E. Anton
WILLIAM E. ANTON

Mona J. Anton
MONA J. ANTON

STATE OF mt, County of Lincoln)ss.

On April 14th, 2000, personally appeared William E. Anton and
Mona J. Anton who acknowledged the foregoing instrument to be
their voluntary act and deed.

Carol A. Sweeney
Notary Public for Kibby, Mt.
My Commission Expires: 10-27-02

EXHIBIT "A"

Lot 10, Block 112, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

AND ALSO the Northerly one-half of Lot 9, Block 112 of said BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the most Northerly corner of said Lot 9 and running thence in a Southeasterly direction along the Westerly line of California Avenue a distance of 25 feet; thence in a Southwesterly direction parallel with the line between Lots 9 and 10 in said Block 112, 140 feet to the Southwesterly line of said Lot 9; thence in a Northwesterly direction 25 feet to the most Westerly corner of said Lot 9; thence in a Northeasterly direction along the line between said Lots 9 and 10 of said Block 112, 140 feet to the place of beginning.

CODE 1 MAP 3809-29CC TL 3300

State of Oregon, County of Klamath
Recorded 04/18/00, at 3:48p m.
In Vol. M00 Page 12713
Linda Smith,
County Clerk Fee\$ 26⁰⁰