

2000 APR 24 PM 3:36

MT50661-MS
WARRANTY DEED

Vol M00 Page 14008

EARL M. SPIVEY and DOROTHY M. SPIVEY, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:

MATTHEW W. FENTON,

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
3809-007C0-02100-000 429450

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 79,900.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 548 LONGACRE LANE, KLAMATH FALLS, OR 97601

Dated this 21st day of April, 2000.

Earl M. Spivey
EARL M. SPIVEY

Dorothy M. Spivey
DOROTHY M. SPIVEY

State of Oregon
County of KLAMATH

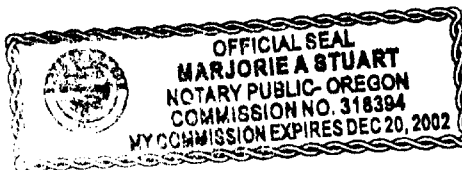
This instrument was acknowledged before me on April 21, 2000 by EARL
M. SPIVEY AND DOROTHY M. SPIVEY.

Margaret A. Stuart
(Notary Public for Oregon)

My commission expires 12-20-02

ESCROW NO. MT50661-MS

Return to:
MATTHEW W. FENTON
548 LONGACRE LANE
KLAMATH FALLS, OR 97601



26.00
m

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in the SE1/4 SW1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point which bears North 24 degrees 52' West a distance of 39 feet and North 89 degrees 09' West a distance of 173.3 feet from the iron pin which marks the quarter section corner common to sections 7 and 18, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and running thence: Continuing North 89 degrees 09' West a distance of 103.8 feet to a point; thence North 0 degrees 55' East a distance of 388.6 feet to a point; thence North 59 degrees 53' East a distance of 121.1 feet to a point; thence South 0 degrees 55' West a distance of 450.9 feet; more or less, to the point of beginning.

EXCEPTING THEREFROM that portion conveyed to Klamath County by Deed Volume M76 at page 4315, Microfilm Records of Klamath County, Oregon, being more particularly described as follows:

A parcel of land for road purposes situated in the S1/2 of the SW1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the 1/4 corner common to Sections 7 and 18, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon,; thence North 24 degrees 52' West 39 feet; thence North 89 degrees 09' West 173.3 feet; thence North 0 degrees 55' East 440.9 feet to the true point of beginning; thence North 0 degrees 55' East 10 feet; thence South 59 degrees 53' West 121.1 feet; thence South 0 degrees 55' West 10 feet; thence North 59 degrees 53' East 121.1 feet to the point of beginning.

State of Oregon, County of Klamath
Recorded 04/24/00, at 3:36 p.m.
In Vol. M00 Page 14008
Linda Smith,
County Clerk Fee \$ 26⁰⁰