



WARRANTY DEED

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ASPEN TITLE ESCROW NO.: 01051138

AFTER RECORDING RETURN TO:

Mr. & Mrs. James P. Eystad

1975 Painter St.
Klamath Falls, OR. 97601UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

Mary E. Hedlund and Kenneth Moty, hereinafter called
GRANTOR(S), convey(s) and warrants to James P. Eystad and Terry
K. Eystad, 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
\$88,000.00.

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 25th day of April, 2000.

Mary E. Hedlund
MARY E. HEDLUND

Kenneth W. Moty
KENNETH MOTY

STATE OF OREGON, County of Klamath)ss.

On April 25th, 2000, personally appeared Mary E. Hedlund and
Kenneth Moty who acknowledged the foregoing instrument to be
their voluntary act and deed.

Vickie Blankenburg
Notary Public for OREGON
My Commission Expires: 7-01-2001



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The Southwesterly 54 feet of Lots 5 and 6, Block 13, HILLSIDE ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Southwesterly corner of said Lot 6, said point being the point of intersection of the Northerly line of Painter Street with the Easterly line of an Alley in said Block 13; thence Easterly along the Southerly line of said Lot 6, said line also being the Northerly line of Painter Street a distance of 54 feet, more or less, to the point on said Southerly line of Lot 6 from which the Southeasterly corner of said Lot 6 bears North 68 degrees 46' East a distance of 96 feet; said point being the Southeasterly corner of the parcel of land conveyed by Dayton O. Hyde, et ux to Gerald R. Clemens, et ux by deed dated September 1, 1977; thence North 21 degrees 14' West a distance of 100 feet, more or less, along the Easterly line of said parcel of land conveyed by Dayton O. Hyde, et ux to Gerald R. Clemens, et ux, to the Northeasterly corner of said parcel of land, said corner being situated on the Northerly line of said Lot 5; thence South 68 degrees 46' West along said Northerly line of said Lot 5 a distance of 54 feet, more or less, to the Westerly line of said Lot 5; thence Southeasterly along said Westerly line of said Lot 5 and the Westerly line of said Lot 6 a distance of 100 feet, more or less, to the point of beginning.

CODE 1 MAP 3809-28BB TL 9200

State of Oregon, County of Klamath
Recorded 04/27/00, at 1:55 p m.
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Linda Smith,
County Clerk Fee\$ 26 -