



## WARRANTY DEED

ASPEN TITLE ESCROW NO.:01051138

AFTER RECORDING RETURN TO:

Mr. &amp; Mrs. James P. Eystad

1975 Painter St.  
Klamath Falls, OR 97601

UNTIL 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.

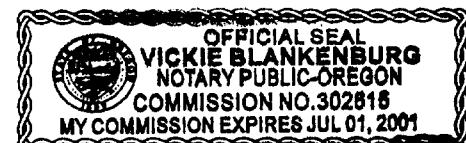
Mary E. Hedlund  
 MARY E. HEDLUND

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



R  
26

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.  
In Vol. M00 Page 1471b  
Linda Smith,  
County Clerk Fee\$ 26 -