

2000 APR 27 PM 3: 29


WESTERN
 TITLE & ESCROW COMPANY

K55294

WARRANTY DEED -- STATUTORY FORM

MARTY HOLTER, an individual, Grantor,

conveys and warrants to

DALE P. PERRY and SANDRA M. PERRY, husband and wife, Grantee,

the following described real property, free of encumbrances except as specifically set forth herein, to wit:

SEE ATTACHED EXHIBIT "A"

Tax Account No(s): 2310-02700-00500

Map/Tax Lot No(s): R137417

 This property is free from encumbrances, EXCEPT: SEE ATTACHED EXHIBIT "A"
 The true consideration for this conveyance is \$135,000.00 .

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.

Dated this 26 day of April, 2000.

Marty Holter
 MARTY HOLTER

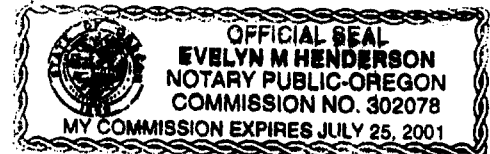
STATE OF OREGON, COUNTY OF DESCHUTES) SS.

This instrument was acknowledged before me on April 26, 2000 by MARTY HOLTER.

Evelyn M Henderson
 (Notary Public for Oregon)

My commission expires 7-25-01

After recording return to:

 WESTERN TITLE & ESCROW COMPANY
 16455 WILLIAM FOSS ROAD
 LA PINE, OR 97739


Until a change is requested all tax statements

shall be sent to the following address:

 DALE P. AND SANDRA M. PERRY
 P.O. BOX 720
 WASHOUGAL, WA 98671

 TITLE NO. A037600
 ESCROW NO. 14-A037600

K26-

EXHIBIT "A"

A tract of land situated in the W ½ SE ¼ of Section 27, Township 23, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of the W ½ SE ¼ of said Section 27; thence North 89°55'42" East 683.09 feet to the True Point of Beginning of this description; thence North 89°55'42" East 636.09 feet; thence South 00°21'21" East 672.94 feet; thence West 640.27 feet; thence North 672.17 feet to the True Point of Beginning.

Subject to the exceptions, exclusions and stipulations which are ordinarily part of such Policy form and the following (see copy attached):

1. The rights of the public in and to that portion of the premises herein described lying within the limits of roads, streets or highways.
2. We find no apparent means of record ingress or egress to or from the above property.
3. Reservations & restrictions including the terms and provisions thereof, as contained in deed,
 Dated : July 8, 1954
 Recorded : July 22, 1954, in Volume 268 page 209, Deed Records of Klamath county Oregon
 Between : Rollin E. Cook, et ux to Hardy G. Hand
4. Conditions & restrictions, including the terms and provisions thereof, as contained in Order of the Board of County Commissioners.
 Recorded : September 5, 1973 in Volume M73 page 11868, Deed Records of Klamath County, Oregon.
5. A 30 foot road easement along the South side as set forth in the Deed dated August 21, 1973, recorded July 17, 1974, in Volume M74 page 8719, Deed Records of Klamath County Oregon.
6. An easement created by instrument, including the terms and provisions thereof;
 Recorded : April 26, 1994 in Volume M94 page 12552, Records of Klamath County Oregon.
 Favor of : Midstate Electric cooperative, Inc.
 For : Electric Line Right of Way Easement

State of Oregon, County of Klamath
 Recorded 04/27/00, at 3:29 p m.
 In Vol. M00 Page 14793
Linda Smith,
 County Clerk Fee \$ 26⁰⁰