

200 MAY 17 AM 11:42

MTL 5050 -ms
WARRANTY DEED

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WENDELL WOOD and KATHRYN WOOD, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
DAVID A. BREFKA and TONYA L. MAGNESS, husband and wife,
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
3808-025DA-03500-000 424749

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 92,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 943 LAKESHORE DRIVE, KLAMATH FALLS, OR 97601

Dated this 17th day of May, 2000.

Wendell Wood
WENDELL WOOD

Kathryn Wood
KATHRYN WOOD

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on May 17, 2000 by
WENDELL WOOD AND KATHRYN WOOD.

Marjorie A Stuart
(Notary Public for Oregon)

My commission expires 12-20-02

ESCROW NO. MT50952-MS

Return to:
DAVID A. BREFKA
943 LAKESHORE DRIVE
KLAMATH FALLS, OR 97601



EXHIBIT "A"
LEGAL DESCRIPTION

Lot 15 of LAKESHORE GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER with easement along the West line of Lot 14 for maintenance of and any improvements to that garage located on the Easterly line of Lot 15, in Agreement for Easement recorded September 17, 1993 in Volume M93 at page 24110, Microfilm Records of Klamath County, Oregon.

State of Oregon, County of Klamath
Recorded 05/17/00, at 11:42 a.m.
In Vol. M00 Page 17788
Linda Smith,
County Clerk Fee \$ 26⁰⁰