



After recording return to:

Michael Black

5536 Dewitt

Klamath Falls, OR 97601

Until a change is requested all tax statements shall be sent to the following address:

Michael Black

5536 Dewitt

Klamath Falls, OR 97601

Escrow No. K54305V

Title No. K54305V

THIS SPACE RESERVED FOR RECORDER'S USE

200 MAY 18 AM 11: 29

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### STATUTORY WARRANTY DEED

John C. Condit and Kathryn L. Condit, an estate in fee simple as tenants in common, as to an undivided 1/2 interest; and Donald B. Condit and Nancy M. Condit, Husband and Wife, as to an undivided 1/2 interest, Grantor, conveys and warrants to Michael W. Black and Latrisha L. Black, husband and wife, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

The N $\frac{1}{2}$  E $\frac{1}{2}$  SE $\frac{1}{4}$  NE $\frac{1}{4}$  SW $\frac{1}{4}$  of Section 12, Township 39 South, Range 8 East of the Willamette Meridian, EXCEPT that portion described in Deed Volume 189, page 479, described as follows: Beginning at a point 660 feet South and 264 feet West of the Northeast corner of the SW $\frac{1}{4}$  of Section 12, Township 39 South, Range 8 East of the Willamette Meridian in Klamath County, Oregon, running thence South 165 feet; thence West 66 feet; thence North 165 feet; thence East 66 feet to the point of beginning, and excepting therefrom a strip 20 feet wide off the North end of said described tract for road purposes.

This property is free of liens and encumbrances, EXCEPT: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

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 consideration for this conveyance is \$77,100.00 (Here comply with the requirements of ORS 93.030)

Dated this 11<sup>th</sup> day of May, 2000.  
John C. Condit  
John C. Condit

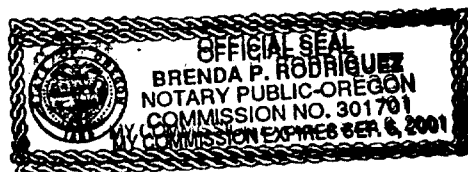
Kathryn L. Condit  
Kathryn L. Condit

Donald B. Condit  
Donald B. Condit  
STATE OF OREGON  
County of Klamath

Nancy M. Condit  
Nancy M. Condit

} ss.

This instrument was acknowledged before me on this 11 day of May, 2000 by John C. Condit and Kathryn L. Condit and Donald B. Condit and Nancy M. Condit



Brenda P. Rodriguez  
Notary Public for Oregon  
My commission expires: 9-6-01

\$262

EXHIBIT "A"  
DESCRIPTION OF PROPERTY

The N  $\frac{1}{2}$  E  $\frac{1}{2}$  SE  $\frac{1}{4}$  NE  $\frac{1}{4}$  SW  $\frac{1}{4}$  of Section 12, Township 39 South, Range 8 East of the Willamette Meridian,

EXCEPT that portion described in Deed Volume 189, page 479, described as follows: Beginning at a point 660 feet South and 264 feet West of the Northeast corner of the SW  $\frac{1}{4}$  of Section 12, Township 39 South, Range 8 East of the Willamette Meridian in Klamath County, Oregon, running thence South 165 feet; thence West 66 feet; thence North 165 feet; thence East 66 feet to the point of beginning, and excepting therefrom a strip 20 feet wide off the North end of said described tract for road purposes.

State of Oregon, County of Klamath  
Recorded 05/18/00, at 11:29 a. m.  
In Vol. M00 Page 18104  
**Linda Smith,**  
County Clerk Fee \$ 26<sup>00</sup>