

LADONNA R. CHURCH FORMERLY KNOWN AS LADONNA R. PODOJIL,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
MICHAEL D. JONES,

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
ACCT# 3809 030AD 00802 KEY# 881010

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 **92,500.00.**

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: **2015 CALIFORNIA AVENUE, KLAMATH FALLS, OR 97601**

Dated this 24th day of May, 2000.

Ladonna R. Church
LADONNA R. CHURCH

State of Oregon
County of

This instrument was acknowledged before me on May 24, 2000 by
LADONNA R. CHURCH.



Shannon Loux
(Notary Public for Oregon)
My commission expires 5/3/04

ESCROW NO. MT51063-LB

Return to:
MICHAEL D. JONES
2015 CALIFORNIA AVENUE
KLAMATH FALLS, OR 97601

EXHIBIT "A" LEGAL DESCRIPTION

Lot 5 in Block 80 of BUENA VISTA ADDITION to Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon and a parcel of land situated in Lot 4 in Block 80, BUENA VISTA ADDITION, more particularly described as follows:

Beginning at the SE corner of said Lot 4, thence along the South line of said Lot 4, thence along the South line of said Lot 4 and along the arc of a 654.87 foot radius curve to the left (chord = North 85 degrees 47' 49" West 25.00 feet) 25.00 feet. Thence North 03 degrees 06' 39" East 138.95 feet to the right of way of the "A" Canal. Thence along said right of way and the arc of a 795.25 foot radius curve to the right (chord = South 85 degrees 48' 43" East 30.30 feet) 30.30 feet to the NW corner of said Lot 5, thence along the West line of said Lot South 05 degrees 17' 55" West 138.96 feet to the point of beginning.

TOGETHER WITH that part of vacated California Avenue which attaches thereto by Ordinance #94-21 recorded August 26, 1994, in Volume M94, page 26775.

State of Oregon, County of Klamath
Recorded 05/26/00, at 2:07 p. m.
In Vol. M00 Page 19171
Linda Smith,
County Clerk Fee\$ 26⁰⁰