

MTC 51059-MS
WARRANTY DEED

ERIC DANIEL KISTER and ELAINE DEBRA KISTER, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
JOHN E. ZELNAR and MAUREEN A. ZELNAR, 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
3809-030BB-01000 174894

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 174,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 2400 HAWKINS STREET, KLAMATH FALLS, OR 97601

Dated this 26 day of May, 2000.

Eric Daniel Kister
ERIC DANIEL KISTER

Elaine Debra Kister
ELAINE DEBRA KISTER

State of Oregon
County of Washington

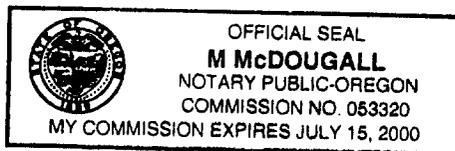
This instrument was acknowledged before me on May 26, 2000 by ERIC
DANIEL KISTER AND ELAINE DEBRA KISTER.

M. McDougall
(Notary Public for Oregon)

My commission expires _____

ESCROW NO. MT51059-MS

Return to:
JOHN E. ZELNAR
2400 HAWKINS STREET
KLAMATH FALLS, OR 97601



26.00
m

EXHIBIT "A"
LEGAL DESCRIPTION

A portion of Lots 19, 20, 21, Block 9, BUENA VISTA ADDITION to The City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, being more particularly described as follows:

Beginning at a 1/2 inch iron pin marking the most Northerly corner of Lot 21, said Block 9, thence South 74 degrees 22' 00" West 99.13 feet to a 1/2 inch iron pin; thence South 32 degrees 25' 35" West 105.61 feet to a 5/8 inch iron pin on the Southerly line of Lot 19; thence South 59 degrees 06' 10" East along said Southerly line 53.0 feet; thence Northeasterly to the point of beginning, with bearings based on Survey No. 4476, as filed in the Klamath County Engineers Office.

TOGETHER WITH an easement for ingress and egress over and across Lots 22 and 23 of Block 9, BUENA VISTA ADDITION to The City of Klamath Falls, more particularly described as follows:

Beginning at a 1/2 inch iron pin marking the Northerly corner of Lot 21, Block 9, BUENA VISTA ADDITION; thence South 15 degrees 38' 00" East 54.39 feet to a 5/8 inch iron pin; thence North 31 degrees 07' 46" East, 3.55 feet; thence North 49 degrees 17' 30" East 72 feet, more or less to a point on the Westerly line of Lot 23; thence Southeasterly 50 feet, more or less, to a 1/2 inch iron pin marking the Southeast corner of Lot 23; thence South 49 degrees 17' 30" West, 108.38 feet to a 5/8 inch iron pin; thence South 31 degrees 07' 46" West 26.96 feet to a 5/8 inch iron pin; thence North 15 degrees 38' 00" West 41.18 feet to the point of beginning, with bearings based on Survey No. 4476 as filed in the Klamath County Engineers Office.

ALSO TOGETHER WITH an easement for ingress and egress to be 30 feet in width, being more particularly described in Agreement for Easement dated July 11, 1989 and recorded July 12, 1989 in Volume M89, page 12705, Microfilm Records of Klamath County, Oregon.

State of Oregon, County of Klamath
Recorded 05/31/00, at 11:34 p.m.
In Vol. M00 Page 19424
Linda Smith,
County Clerk Fee \$ 26⁰⁰