

200 MAY 31 PM 2:40

MTC 50969-MS  
WARRANTY DEED

Vol M00 Page 19593

JOHNNIE D. EVENSIZER and JUDITH ANNE EVENSIZER and BARBARA A. EVENSIZER, with the rights of survivorship,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

TERESE M. SEALS,

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  
3909-002BD-08100 517925


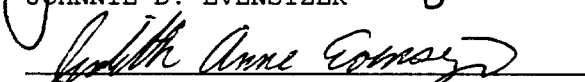
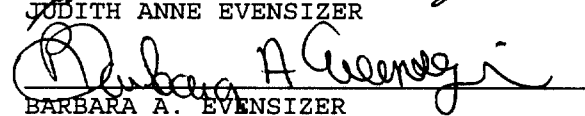
SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:  
and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, 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 62,000.00.

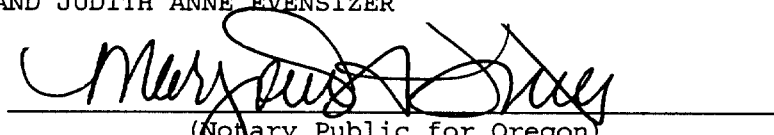
Until a change is requested, all tax statements shall be sent to Grantee at the following address: 2099 GETTLE STREET, KLAMATH FALLS, OR 97603

Dated this 25TH day of MAY, 2000.

  
JOHNNIE D. EVENSIZER  
  
JUDITH ANNE EVENSIZER  
  
BARBARA A. EVENSIZER

State of Oregon  
County of KLAMATH

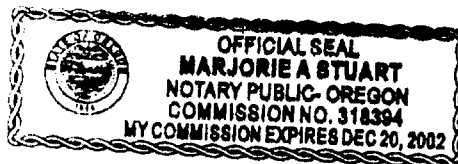
This instrument was acknowledged before me on MAY 25TH 2000 by  
JOHNNIE D. EVENSIZER AND JUDITH ANNE EVENSIZER

  
(Notary Public for Oregon)

My commission expires 12-20-02

ESCROW NO. MT50969-MS

Return to:  
TERESE M. SEALS  
2099 GETTLE STREET  
KLAMATH FALLS, OR 97603



31.00  
in

State of Oregon

County of KLAMATH MAY 25, 2000

Personally appeared the above named BARBARA A. EVENSIZER,  
and acknowledged the foregoing instrument to be HER voluntary act and  
deed.

WITNESS My hand and official seal. (seal)

Stacy M. Howard  
Notary Public for Oregon  
My Commission expires: 12-29-02



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A portion of the E 1/2 W 1/2 W 1/2 SE 1/4 NW 1/4 of Section 2, Township 39, South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the South line of the SE 1/4 NW 1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, which point is North 88 degrees 57' East 330.02 feet from the Southwest corner of said SE 1/4 NW 1/4; thence North 0 degrees 35' West 738.80 feet along the East line of the E 1/2 W 1/2 W 1/2 SE 1/4 NW 1/4 of said Section to a point, which said point is the true point of beginning of this description; thence continuing North 0 degrees 35' West along said East line a distance of 75 feet; thence South 89 degrees 25' West a distance 135 feet to a point; thence South 0 degrees 35' East a distance of 75 feet; thence North 89 degrees 25' East 135 feet to the true point of beginning.

State of Oregon, County of Klamath  
Recorded 05/31/00, at 2:40 p.m.  
In Vol. M00 Page 19593  
**Linda Smith,**  
County Clerk Fee \$ 31.00