



200 JUN -7 PM 3:10

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WARRANTY DEED

ASPEN TITLE ESCROW 01051034

AFTER RECORDING RETURN TO:

Carol Rogers and Jerry Rogers

9311 S 6th St.
Klamath Falls OR 97601

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

Grant Allen Coppedge, an undivided one third interest, Bryan Robert Coppedge, as to an undivided one third interest and Karen Ann Wallis, as to an undivided one third interest, herein after called GRANTOR(S), convey(s) and warrants to Carol Rogers and Jerry Rogers, Wife and Husband, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN

"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 30.390."

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage,

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
\$50,618.00.

In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 26th day of ~~December 1999~~ May, 2000

GRANT ALLEN COPPEDGE

Bryan Robert Coppedge
BRYAN ROBERT COPPEDGE

Karen A. Wallis - Coppedge
KAREN ALLEN WALLIS

STATE OF Oregon, County of Jackson) ss.

On 5-26, 2000, personally appeared Bryan Robert Coppedge
who acknowledged the foregoing instrument
to be their his her voluntary act and deed.

Anna T. Arispe
Notary Public for Oregon
My Commission Expires: 8-10-01



State of Oregon County of Jackson, ss

On 5-31, 2000, personally appeared Karen A. Wallis-Coppage who acknowledged the foregoing instrument to be her voluntary act and deed.

Lucienne Fichtner
Notary Public for Oregon
My Commission Expires: 3-26-04

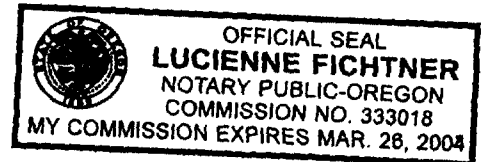


EXHIBIT "A"

A parcel of land situated in the E 1/2 of Tract 12, ALTAMONT RANCH TRACTS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northeast corner of said Tract 12; thence North 88 degrees 55' 18" West, along the North line of said Tract 12, 162.00 feet; thence South 00 degrees 01' 08" West 269.61 feet to the Northerly right of way line of Bristol Avenue, as established by Road Establishment Order of December 1924; thence South 89 degrees 44' 55" East, along said right of way line, 162.13 feet to a point on the East line of said Tract 12; thence North 00 degrees 01' 00" West 267.27 feet to the point of beginning, with Survey No. 2851, as recorded in the office of the Klamath County Surveyor, used as the basis of bearings and reference.

CODE 41 MAP 3909-10CB TL 1301

State of Oregon, County of Klamath
Recorded 06/07/00, at 3:10 p. m.
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Linda Smith,
County Clerk Fee\$ 21⁰⁰