

200 JUN 12 AM 11:23

MTCS1172-KR
WARRANTY DEED

Vol M00 Page 21185

JOSEPH F. SELF AS ALTERNATE TRUSTEE OF THE MAY EMALINE CLEAVER TRUST,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
STEPHANIE M. WARD,

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# 3909-3DD-3600 KEY# 530143

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 69,900.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 2839 CREST STREET, KLAMATH FALLS, OR 97603

Dated this 2nd day of June, 2000.

THE MAY EMALINE CLEAVER TRUST
BY: Joseph F. Self, Trustee
JOSEPH F. SELF, ALTERNATE TRUSTEE

State of Oregon
County of KLAMATH

The Estate of May Emaline Cleaver,
deceased
by: Joseph F. Self, P.R.
Joseph F. Self, Personal Representative

This instrument was acknowledged before me on June 2, 2000 by
JOSEPH SELF AS ALTERNATE TRUSTEE OF THE MAY EMALINE CLEAVER TRUST and Joseph F. Self, Personal Representative of The Estate of May Emaline Cleaver, deceased (P)

Kristil L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2003

ESCROW NO. MT51172-KR

Return to:
STEPHANIE M. WARD
2839 CREST STREET
KLAMATH FALLS, OR 97603



26.00
m

EXHIBIT "A"
LEGAL DESCRIPTION

A portion of the SE1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point which lies North 1 degrees 14' West a distance of 680.3 feet, and South 89 degrees 26' West a distance of 1133 feet, from the iron pin which marks the section corner common to Sections 2, 3, 10 and 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and running thence continuing South 89 degrees 26' West a distance of 151.5 feet; thence North 1 degrees 05' West 143.7 feet; thence North 89 degrees 24' East 56.7 feet to the Westerly boundary of the U.S.R.S. Drain; thence South 34 degrees 19' East along the Westerly boundary of the U.S.R.S. Drain 172.9 feet to the point of beginning.

SAVING AND EXCEPTING a strip 20 feet wide along the Northerly boundary of the above described property

State of Oregon, County of Klamath
Recorded 06/12/00, at 11:23 a.m.
In Vol. M00 Page 21185
Linda Smith,
County Clerk Fee \$ 26⁰⁰