



## WARRANTY DEED

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ASPEN TITLE ESCROW NO.:01051305

AFTER RECORDING RETURN TO:  
BRETT D. CARROLL  
2230 ANGLE STREET  
KLAMATH FALLS, OR 97601

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

KEN C. MOLZ AND MARION MOLZ, hereinafter called GRANTOR(S),  
convey(s) and warrants to BRETT D. CARROLL, an estate in fee  
simple, 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  
\$97,000.00.

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 12<sup>th</sup> day of June, 2000.

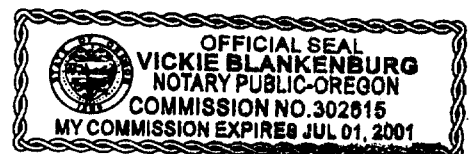
Ken C. Molz  
KEN C. MOLZ

Marion Molz  
MARION MOLZ

STATE OF Oregon, County of Klamath )ss.

On June 12, 2000, personally appeared  
Ken C. Molz and Marion Molz who  
acknowledged the foregoing instrument to be their voluntary act  
and deed.

Vickie Blankenburg  
Notary Public for Klamath Falls, OR  
My Commission Expires: 7-01-2001



## EXHIBIT "A"

A parcel of land located in portions of Lots 1 and 2, Block 47, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a 1/2" iron pin being North 05 degrees 11' 52" East 55.00 feet from the Southwest corner of said Lot 2; thence from the said point of beginning South 87 degrees 49' 06" East 131.08 feet to a point on the East line of said Lot 1; thence North 17 degrees 43' 55" East along the said East line 57.02 feet to a point; thence North 87 degrees 49' 06" West 143.47 feet to a point; thence South 05 degrees 11' 52" West 55.00 feet to the point of beginning.

CODE 1 MAP 3809-30AB TL 2800

State of Oregon, County of Klamath  
Recorded 06/15/00, at 3:45 p m.  
In Vol. M00 Page 21874  
**Linda Smith,**  
County Clerk Fee \$ 26<sup>00</sup>