

200 JUN 21 AM 11:19

MTL 51353 -ms
WARRANTY DEED

Vol MOO Page 22587

GARY HICKEY and BECKY HICKEY, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
SCOTT M. SNEDAKER and TERI A. SNEDAKER, as tenants by the entirety,
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
3908-02200-00102-000 873835

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 151,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 9109 PAT DRIVE, KLAMATH FALLS, OR 97601

Dated this 17th day of June, 2000.

Gary Hickey
GARY HICKEY

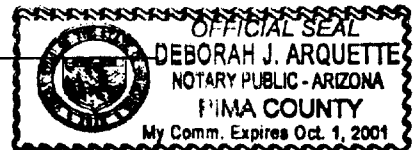
Becky Hickey
BECKY HICKEY

State of Arizona
County of Pima

This instrument was acknowledged before me on June 17, 2000 by GARY
HICKEY AND BECKY HICKEY.

Deborah J. Arquette
(Notary Public)

My commission expires 10-1-2001



ESCROW NO. MT51353-MS

Return to:

SCOTT M. SNEDAKER
9109 PAT DRIVE
KLAMATH FALLS, OR 97601

26.00m

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 2 of Partition 55-91 located in the NE 1/4 of Section 22, Township 39 South, Range 8 East of the Willamette Meridian, of Klamath County, Oregon, as filed with the Klamath County Surveyors Office, being more particularly described as follows:

Beginning at the N 1/4 corner of said Section 22, thence N 89 degrees 53' 53" E, along the North line of said section, a distance of 1155.35 feet to the Northwest corner of Parcel 3 of said partition; thence leaving said North line S 10 degrees 16' 48" W along the west line of said Parcel 3, a distance of 1349.15 feet to a point on the South line of the N 1/2 NE 1/4 of said section; thence S 89 degrees 54' 50" W, along said South line, a distance of 907.50 feet to the center North 1/16 of said section; thence N 00 degrees 18' 20" W along the centerline of said section, a distance of 1326.82 feet to the point of beginning.

State of Oregon, County of Klamath
Recorded 06/21/00, at 11:19 a. m.
In Vol. M00 Page 22587
Linda Smith,
County Clerk Fee \$ 26⁰⁰