



WARRANTY DEED

ASPEN TITLE ESCROW NO.: 01051349

AFTER RECORDING RETURN TO:
 DANIEL L. KENT AND GERI E. KENT
3005 Anderson Ave
Klamath Falls, OR 97601

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

Elbert G. Henderson and Annette Henderson, hereinafter called GRANTOR(S), convey(s) and warrants to Daniel L. Kent and Geri E. Kent, Husband and Wife, 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
 \$115,000.00

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 29th day of June, 2000.

ELBERT G. HENDERSON

ANNETTE HENDERSON

STATE OF OREGON, County of Klamath)ss.

On June 29, 2000, personally appeared Elbert G. Henderson and Annette Henderson, who acknowledged the foregoing instrument to be their voluntary act and deed.

Notary Public for OREGON

My Commission Expires: 7-01-2001

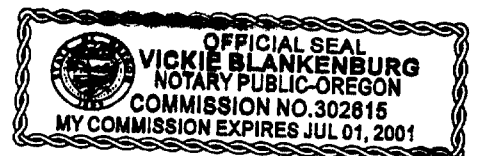


EXHIBIT "A"

A Portion of Tracts 6, 7 and 8, and the Easterly one-half of vacated Avalon Street of the re-subdivision of Tracts 25 to 32, inclusive, of Altamont Ranch Tracts, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron pin on the Northerly right of way line of Anderson Avenue and the centerline of vacated Avalon Street; thence North 00 degrees 06' 00" West along said centerline 535.89 feet to a 5/8 inch iron pin on the Southwesterly right of way line of the Burlington Northern Railway Company Tracks, said right of way being parallel to and 125 feet (measured at right angles) from the centerline of the main line of said Railway Company Tracks, as now located and constructed; thence along said right of way line South 48 degrees 02' 10" East 244.63 feet to a 5/8 inch iron pin; thence South 02 degrees 00' 40" West 303.03 feet to a P-K nail set in concrete; thence South 88 degrees 52' 44" East 2.60 feet to the Easterly edge of a corner post on a chain link fence; thence South 02 degrees 00' 40" West generally along the Easterly side of said fence and its extension 72.80 feet to a 5/8 inch iron pin on the Northerly right of way line of said Anderson Avenue; thence along said right of way line North 88 degrees 52' 40" West 170.42 feet to the point of beginning, with bearings based on record of Survey No. 2031 as recorded in the office of the Klamath County Surveyor.

SAVING AND EXCEPTING that portion deeded to Great Northern Railway by deed dated February 8, 1961, recorded February 15, 1961 in Book 327, Page 339 and recorded July 21, 1960 in Book 323 at Page 20, Deed Records of Klamath County, Oregon.

Together with an easement for ingress and egress over a strip of land 20 feet in width, the East line of said easement being the West line of the above described property.

CODE 24 MAP 3909-15BB TL 800

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State of Oregon, County of Klamath
Recorded 06/30/00, at 3:38 p. m.
In Vol. M00 Page 24278
Linda Smith,
County Clerk Fee \$ 26⁰⁰