

MTL 51298-TM
WARRANTY DEED

Vol M00 Page 24570

MICHAEL W. JAY, SR. and KATHLEEN J. JAY, as tenants by the entirety,
 Grantor(s) hereby grant, bargain, sell, warrant and convey to:
 CHARLES W. FASTENAU, JR. and KATHLEEN A. FASTENAU, 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
 ACT# 3909-002DC-04300 KEY# 522296

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 102,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
 following address: 2635 WIARD STREET, KLAMATH FALLS, OR 97603

Dated this 29th day of June, 2000

Michael W. Jay, Sr.
 MICHAEL W. JAY, SR.

Kathleen J. Jay
 KATHLEEN J. JAY

State of Oregon
 County of **KLAMATH**

This instrument was acknowledged before me on June 29 2000 by
 MICHAEL W. JAY, SR. AND KATHLEEN J. JAY.

Marjorie A. Stuart
 (Notary Public for Oregon)
 My commission expires 12/20/02

ESCROW NO. MT51298-TM

Return to:
 CHARLES W. FASTENAU, JR.
 2635 WIARD STREET
 KLAMATH FALLS, OR 97603



EXHIBIT "A" LEGAL DESCRIPTION

The North 65.5 feet of Lot 35, BAILEY TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

And

The South 1/2 of Lot 31, KIELSMEIER ACRE TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM that portion of Lot 31 described as follows:

Beginning at a point on the Westerly line of said Tract 31 which is 6.0 feet North of Southwesterly corner of said Tract 31; thence Easterly and parallel to South line of said tract to the East line of said tract; thence North along East line of said tract to its intersection with the East-West center line of said tract; thence West along said East-West center line to its intersection with the West line of said tract; thence South along said West line to point of beginning.

State of Oregon, County of Klamath
Recorded 07/05/00, at 11:29 a.m.
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Linda Smith,
County Clerk Fee \$ 26-