

HOWARD K. FLAGG AND LUCY MAY FLAGG AND MARY ANN FOLLIS, who acquired title as Mary Ann Flagg,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
WADE N. GUFFIE and LINDA MARIE GUFFIE, husband and wife,
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:

Lot 7 in Block 31 of KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

KEY #461315

MAP #3811-004C0-02600

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 5,000.00.

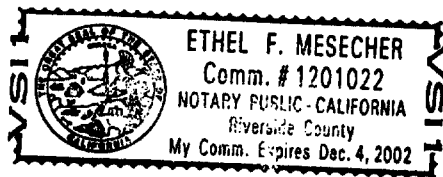
Until a change is requested, all tax statements shall be sent to Grantee at the following address: PO BOX 214, BONANZA, OR 97623-0214

Dated this 24th day of June, 2000.

● Howard K. Flagg
HOWARD K. FLAGG

● Lucy May Flagg
LUCY MAY FLAGG

● Mary Ann Follis
MARY ANN FOLLIS



State of California
County of Riverside

This instrument was acknowledged before me on June 24, 2000 by HOWARD K. FLAGG AND LUCY MAY FLAGG.

Ethel F. Meischer
(Notary Public)
My commission expires December 4, 2002

ESCROW NO. MT51426-PS

Return to:
WADE N. GUFFIE
PO BOX 214
BONANZA, OR 97623-0214

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of

Los Angeles } ss.

On

Date

6/27/00

before me,

Name and Title of Officer (e.g., "Jane Doe, Notary Public")

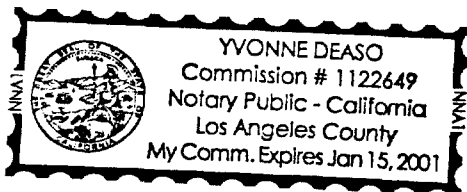
Yvonne Deaso, Notary Public

personally appeared

Name(s) of Signer(s)

Maryann Follis☐ personally known to me☒ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Place Notary Seal Above

WITNESS my hand and official seal.

Yvonne Deaso
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document:

Warranty Deed

Document Date:

6/24/00

Number of Pages:

1

Signer(s) Other Than Named Above:

Howard K. Flagg & Lucy May Flagg

Capacity(ies) Claimed by Signer

Signer's Name:

Maryann Follis☒ Individual☐ Corporate Officer — Title(s):☐ Partner — ☐ Limited ☐ General☐ Attorney in Fact☐ Trustee☐ Guardian or Conservator☐ Other:

Signer Is Representing:

RIGHT THUMBPRINT OF SIGNER

Top of thumb here