

AMT 51313-KR

WARRANTY DEED

Vol MOO Page 24945

ROBERT MATTHEW KEMPER and BRIGITTE ELVIRA KEMPER, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to: MICHAEL JAMES MARENTIC and DONNA MARIE MARENTIC, 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
ACCT# 3808-23DC-1500 KEY# 422135

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 245,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 2200 LAKESHORE DRIVE, KLAMATH FALLS, OR 97601

Dated this 7th day of July, 2000.

x Robert Matthew Kemper
ROBERT MATTHEW KEMPER

Brigitte Elvira Kemper
BRIGITTE ELVIRA KEMPER

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on July 7, 2000 by ROBERT MATTHEW KEMPER AND BRIGITTE ELVIRA KEMPER



Kristil L. Redd
(Notary Public for Oregon)

commission expires 11/16/2003

ESCROW NO. MT51313-KR

Return to:
MICHAEL JAMES MARENTIC
2200 LAKESHORE DRIVE
KLAMATH FALLS, OR 97601

EXHIBIT "A"
LEGAL DESCRIPTION

The following described real property in Klamath County, Oregon:

Beginning at an iron pin which lies on the Section line common to Sections 23 and 26, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, which iron pin also lies on the Northeasterly right of way line of Secondary Highway No. 421, 30 feet at right angles from the centerline thereof; thence North 44 degrees 21 West, along the Northeasterly right of way line of said State Highway 80.8 feet to a point; thence North 38 degrees 30' East to a point on the West bank of Upper Klamath Lake; thence Southerly along the West bank of Upper Klamath Lake to a point which is North 38 degrees 40' East from the point of beginning; thence South 38 degrees 40' West to the point of beginning, said tract lying in Lots 4 and 5 of Section 23, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

State of Oregon, County of Klamath

Recorded 07/07/00, at 3:41 P.m.

In Vol. M00 Page 24945

Linda Smith,

County Clerk Fee \$26-