

MT51088-LW
WARRANTY DEED

Vol MOO Page 25711

SHANE MITCHELL and KACI MITCHELL, husband and wife,
 Grantor(s) hereby grant, bargain, sell, warrant and convey to:
 TARA R. SALUSKIN and DEVERY M. SALUSKIN, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE
4110-012BA-01200 123413

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 **76,500.00.**

Until a change is requested, all tax statements shall be sent to Grantee at the
 following address: **507 E. FRONT ST., MERRILL, OR 97633**

Dated this 13 day of July, 2000.

Shane Mitchell

SHANE MITCHELL

Kaci Mitchell

KACI MITCHELL

State of Oregon
 County of KLAMATH

This instrument was acknowledged before me on July 13, 2000 by SHANE
 MITCHELL AND KACI MITCHELL.

Lisa Weatherby
 (Notary Public for Oregon)
 My commission expires 11/20/2003

ESCROW NO. MT51088-LW

Return to:

TARA R. SALUSKIN
 507 E. FRONT ST.
 MERRILL, OR 97633



EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land in Government Lot 3, Section 12, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point which lies West along the Section line 1197.94 feet and South 165 feet from the iron pin which marks the 1/4 corner common to Sections 1 and 12 in Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon; and running thence East a distance of 139 feet to an iron pin; thence South 171 feet to a point; thence West 145 feet to a point; thence North 171 feet to an iron pin; thence East 6 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM the North 11 feet thereof.

State of Oregon, County of Klamath
Recorded 07/14/00, at 11:28 a.m.
In Vol. M00 Page 25711
Linda Smith,
County Clerk Fee \$ 26⁰⁰