

WARRANTY DEED

fol MOO Page 26838

AMT 50305-KR

GRANT ALLEN COPPEDGE, BRYAN ROBERT COPPEDGE, WHO ACQUIRED TITLE AS BRYAN ROBERT COPPEDGE, AND KAREN ANN WALLIS, EACH AS TO AN UNDIVIDED ONE-THIRD INTEREST, AS TENANTS IN COMMON.,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

JERALD S. ROGERS and CAROL A. ROGERS, 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# 3909-10CB-1300 KEY# 543718

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 104,482.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 2311 S. 6TH STREET, KLAMATH FALLS, OR

Dated this 10th day of July, 2000.

Grant Allen Coppedge
GRANT ALLEN COPPEDGE
Bryan Robert Coppedge
BRYAN ROBERT COPPEDGE

SEE ATTACHED
KAREN ANN WALLIS

State of Oregon
County of



This instrument was acknowledged before me on July 10th, 2000 ~~at~~ ^{OK}
~~ALLEN COPPEDGE AND BRYAN ROBERT COPPEDGE AND KAREN ANN WALLIS.~~

by

Anna T. Arispe
(Notary Public for Oregon)

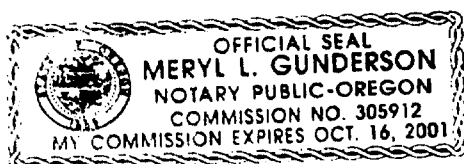
My commission expires 8-10-01

ESCROW NO. MT50305-KR

Return to:

JERALD S. ROGERS
2311 S. 6TH STREET
KLAMATH FALLS, OR

This instrument was acknowledged before me on Karen A. Wallis, by Karen Ann Wallis.



Meryl L. Gunderson
(Notary Public for Oregon)
My Commission Expires 10/16/01

This instrument was acknowledged before me on July 13, 2000 by Grant Allen Coppedge
Samuel Mepp
(Notary Public)
My Commission Expires 4/5/03



EXHIBIT "A"
SIGNATURE PAGE

26839

PLEASE
SIGN →

Karen H. Wallis
KAREN ANN WALLIS



STATE OF Oregon
COUNTY OF Jackson

SS. _____ 19 ____

Personally appeared the above named Karen Wallis
Ann
and acknowledged the foregoing instrument to be _____ voluntary act.

WITNESS My hand and official seal. (seal)

Meryl L. Gunderson
Notary Public
State of Oregon
My Commission expires: 10/16/01

STATE OF _____
COUNTY OF _____

SS. _____ 19 ____

The foregoing instrument was acknowledged before me this _____
19____, by _____
as _____ on behalf of _____

WITNESS My hand and official seal. (seal)

Notary Public
State of _____
My Commission expires: _____

EXHIBIT "A"
LEGAL DESCRIPTION

The E1/2 of TRACT 12, ALTAMONT RANCH TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM a parcel of land more particularly described as follows:

Beginning at the Northeast corner of said Tract 12; thence North 88 degrees 55' 18" West, along the North line of said Tract 12, 162.00 feet; thence South 00 degrees 01' 08" West 269.61 feet to the northerly right of way line of Bristol Avenue, as established by Road Establishment Order of December, 1924; thence South 89 degrees 44' 55" East, along said right of way line 162.13 feet to a point on the East line of said Tract 12; thence North 00 degrees 01' 00" West 267.27 feet to the point of beginning.

ALSO EXCEPTING that portion conveyed to Klamath County for road purposes by deed recorded July 10, 1997 in Volume M97, page 21593, Microfilm Records of Klamath County, Oregon.

State of Oregon, County of Klamath
Recorded 07/21/00, at 3:30 pm.
In Vol. M00 Page 26838
Linda Smith,
County Clerk Fee\$ 31.00