

200 JUL 26 PM 3:23

mtc 51626
WARRANTY DEED

Vol M00 Page 27367

PATRICK M. GISLER and JOEL GISLER, as tenants in common,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
JACK A OWEN and JACQULYN L OWEN, 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:

LOT 50 IN BLOCK 1 OF TRACT 1098, SPLIT RAIL RANCHOS, ACCORDING TO THE
OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF
KLAMATH COUNTY, OREGON

2310 035B0 03400 000

138069

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:

1) RESERVATIONS AND RESTRICTIONS AS CONTAINED IN DEED DATED JULY 8, 1954
AND RECORDED JULY 22, 1954 IN VOLUME 268, PAGE 209, DEED RECORDS OF
KLAMATH COUNTY, OREGON 2) RESERVATIONS AND RESTRICTIONS AS CONTAINED IN
DEDICATION OF TRACT 1098-SPLIT RAIL RANCHOS 3) COVENANTS, CONDITIONS, AND
RESTRICTIONS RECORDED APRIL 1, 1994 IN VOLUME M94, PAGE 9622, MICROFILM
RECORDS OF KLAMATH COUNTY, OREGON 4) COVENANTS, CONDITIONS, AND
RESTRICITONS RECORDED APRIL 14, 1994 IN VOLUME M94, PAGE 11266, MICROFILM
RECORDS OF KLAMATH COUNTY, OREGON 5) AN EASEMENT CREATED BY INSTRUMENT,
SUBJECT TO THE TERMS AND PROVISIONS THEREOF, DATE MARCH 1, 1994, RECORDED
APRIL 26, 1994 IN VOLUME M94, PAGE 12551, MICROFILM RECORDS OF KLAMATH
COUNTY, OREGON 6) AN EASEMENT CREATED BY INSTRUMENT, SUBJECT TO THE TERMS
AND PROVISIONS THEREOF, RECORDED FEBRUARY 10, 2000 IN VOLUME M00, PAGE
4330, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON 7) RESERVATIONS OR
EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF.

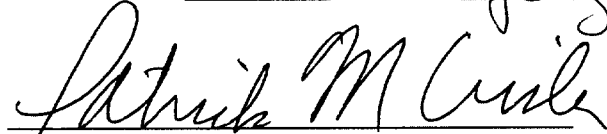
and the grantor will warrant and forever defend the said premises and every
part and parcel thereof against the lawful claims and demands of all persons
whomsoever, except those claiming under the above described encumbrances.

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.

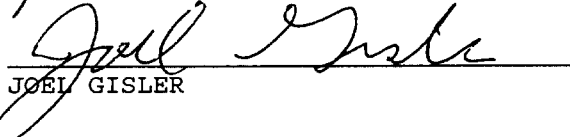
The true and actual consideration for this conveyance is 18,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 4489 JESSICA ST, SPRINGFIELD, OR 97478

Dated this 25th day of July, 2000.



PATRICK M. GISLER



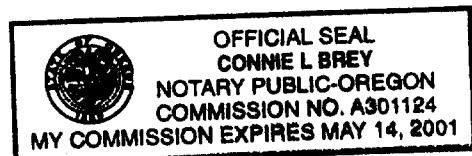
JOEL GISLER

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on July 25, 2000 by
PATRICK M. GISLER AND JOEL GISLER.


(Notary Public for Oregon)

My commission expires May 14, 2001



ESCROW NO. BT028980CO

Return to:

JACK A OWEN
4489 JESSICA ST
SPRINGFIELD, OR 97478

State of Oregon, County of Klamath
Recorded 07/26/00, at 3:23 p.m.
In Vol. M00 Page 27367
Linda Smith,
County Clerk Fee \$ 21.⁰⁰

21.00 m