

200 JUL 27 AM 11:29

MT51261-MS
WARRANTY DEED

Vol M00 Page 27442

TRACY W. HEVERN and TRISHA G. HEVERN, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:

WOODY WORDEN, AN UNMARRIED MAN

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
3909-021B0-02600 581962

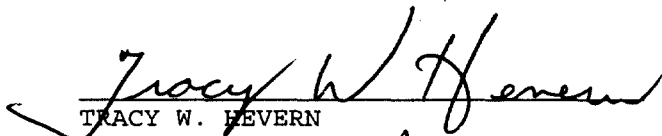
SUBJECT TO: all those items of record and those apparent upon the land, if
any, as of the date of this deed and those shown below, if any:
and the grantor will warrant and forever defend the said premises and every
part and parcel thereof against the lawful claims and demands of all persons
whomsoever, except those claiming under the above described encumbrances.

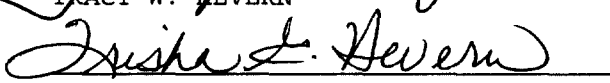
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT
IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR
ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY
SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO 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 **95,000.00.**

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: **1320 MORNINGSIDE LANE, KLAMATH FALLS, OR 97603**

Dated this 22nd day of July, 2000.

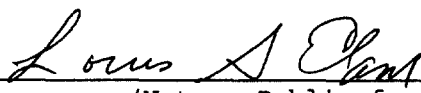


TRACY W. HEVERN


TRISHA G. HEVERN

State of Oregon
County of ~~KLAMATH~~ Clackamas

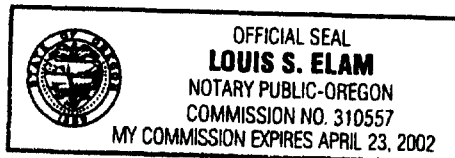
This instrument was acknowledged before me on July 22, 2000 by TRACY
W. HEVERN AND TRISHA G. HEVERN.



(Notary Public for Oregon)
My commission expires 4/23/2002

ESCROW NO. MT51261-MS

Return to:
WOODY WORDEN
1320 MORNINGSIDE LANE
KLAMATH FALLS, OR 97603



County of Clackamas

Beginning at a point in the center line of Morningside Lane, a 40 foot roadway from which the Northwestern corner of the Southwest quarter of the Northwest quarter of Section 21, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, bears South 88 degrees 50 1/2' West along the center line of said Morningside Lane 955 feet and North 0 degrees 10' East along the Westerly boundary of said Section 21, 858.0 feet; running thence South 0 degrees 10' West 475.8 feet, more or less, to a point in the Northerly boundary of the right of way of the United States Reclamation Service Projects No. 1-N Drain; thence North 88 degrees 48' East, along the said right of way boundary line 97 feet; thence Southeasterly along said right of way boundary line to its intersection with the South line of the SW1/4 NW1/4 of said Section 21; thence North 88 degrees 48' East along the Southerly boundary of said SW1/4 NW1/4, 368 feet; thence North 0 degrees 10' East, 505.2 feet, more or less, to a point in the said center line of Morningside Lane; thence South 88 degrees 50 1/2' West along the said center line 480 feet, more or less, to the point of beginning.

SAVING AND EXCEPTING the right of way for Morningside Lane.

State of Oregon, County of Klamath
Recorded 07/27/00, at 11:29 A.M.
In Vol. M00 Page 27442
Linda Smith,
County Clerk Fee\$ 26⁰⁰