2000 JUL 27 PM 3:23

MTC S1457-LB

WARRANTY DEED

Vol M00 Page 27549

ROBERT J. GILDER,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
EVERETT D. SAMPLE and REGINA N. SAMPLE, 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
ACCT391006D000400 KEY #590042

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 **136,000.00.**

Until a change is requested, all tax statements shall be sent to Grantee at the following address: **8565 ARANT, KLAMATH FALLS, OR 97603**

Dated this 27 day of July, 2000.

ROBERT J. GILDER

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on July 27, 2000 by ROBERT J. GILDER.

OFFICIAL SEAL
LINDA L BAUGHMAN
NOTARY PUBLIC- OREGON
COMMISSION NO. 332659
MY COMMISSION EXPIRES MAR 15, 2004

(Notary Public for Oregon)

My commission expires 3-15-04

ESCROW NO. MT51457-LB

Return to:
EVERETT D. SAMPLE
8565 ARANT
KLAMATH FALLS, OR 97603

26.00

27550

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in the SW1/4 SE1/4 of Section 6, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron pin from which the Northeast corner of said SW1/4 SE1/4 bears North 00 degrees 04' 39" West 641.65 feet and North 89 degrees 46' 35" East 755.00 feet; thence South 00 degrees 04' 39" East 335.59 feet to a 5/8 inch iron pin on a line which is North 00 degrees 04' 39" West 350 feet from the Southerly line of said SW1/4 SE1/4; thence North 89 degrees 45' 36" East, parallel to said Southerly line, 245.00 feet to a 5/8 inch iron pin; thence North 00 degrees 04' 39" West 335.59 feet to a 5/8 inch iron pin; thence South 89 degrees 45' 36" West 245.00 feet to the point of beginning.

TOGETHER WITH a non-exclusive easement 30 feet in width, over and across the Southerly boundary of that tract of land as described in Deed Volume M-76 at page 1324, as recorded in the Klamath County Deed Records, to the Southeast corner of said Deed Volume M-76 at page 1324; ALSO a 30 foot easement along the Easterly line of the SW1/4 SE1/4 of said Section 6, from the Southerly line of said SW1/4 SE1/4 to the center line of the Enterprise Irrigation District Canal, for ingress and egress to the above described tract of land.

State of Oregon, County of Klamath
Recorded 07/27/00, at 3:28 p. m.
In Vol. M00 Page 27549
Linda Smith,
County Clerk Fee$ 26.00