

200 JUL 31 AM 11:23

MTL S1589-MS
WARRANTY DEED

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EDWARD FLETCHER AND MYRTLE FLETCHER, AS TENANTS BY THE ENTIRETY, AND TED MC CALL AND JUANITA MC CALL, AS TENANTS BY THE ENTIRETY, ALL WITH RIGHTS OF SURVIVORSHIP,

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

ANDREW S. WONSER,

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
3909-002BD-09500-000 518069

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 49,900.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 2104 GETTLE STREET, KLAMATH FALLS, OR 97603

Dated this 28th day of July 2000

Edward Fletcher

EDWARD FLETCHER

Myrtle Fletcher

MYRTLE FLETCHER

Ted McCall

TED MC CALL

Juanita McCall

JUANITA MC CALL

State of Oregon

County of Jackson

This instrument was acknowledged before me on July 28, 2000 by EDWARD FLETCHER AND MYRTLE FLETCHER AND TED MC CALL AND JUANITA MC CALL.

Sandra D. Gordon

(Notary Public for Oregon)

My commission expires 11-11-02

ESCROW NO. MT51589-MS

Return to:

ANDREW S. WONSER
2104 GETTLE STREET
KLAMATH FALLS, OR 97603

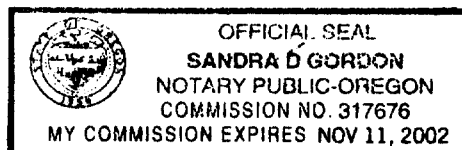


EXHIBIT "A"
LEGAL DESCRIPTION

Beginning at a point on the West line of the SE 1/4 NW 1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, which is North 0 degrees 35' West 816.2 feet from the Southwest corner of said SE 1/4 NW 1/4 of Section 2; thence North 0 degrees 35' West along said West line a distance of 75 feet; thence North 89 degrees 25' East 135 feet; thence South 0 degrees 35' East 75 feet; thence South 89 degrees 25' West 135 feet to the point of beginning, being a parcel of land in the W 1/2 W 1/2 W 1/2 SE 1/4 NW 1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon

State of Oregon, County of Klamath
Recorded 07/31/00, at 11:23a. m.
In Vol. M00 Page 27791
Linda Smith,
County Clerk Fee \$ 26⁰⁰