

200 JUL 31 PM 3:32

MTL 51484-MS
WARRANTY DEED

Vol. M00 Page 27918

BENNY L. MC MANN and PATRICIA H. MC MANN, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
WILLIAM A. GIBSON,

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
3909-010CB-00500-000 543647

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 64,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 2938 LAVERNE AVENUE, KLAMATH FALLS, OR 97603

Dated this 27th day of July, 2000

Benny L. Mc Mann
BENNY L. MC MANN

Patricia H. Mc Mann
PATRICIA H. MC MANN

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on July 27, 2000 by BENNY
L. MC MANN AND PATRICIA H. MC MANN.

Marjorie A. Stuart
(Notary Public for Oregon)
My commission expires 12-20-02

ESCROW NO. MT51484-MS

Return to:
WILLIAM A. GIBSON
2938 LAVERNE AVENUE
KLAMATH FALLS, OR 97603

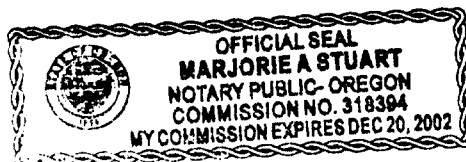


EXHIBIT "A"
LEGAL DESCRIPTION

Beginning at a point in the Southerly line of Laverne Avenue, 240 feet West of the intersection of said line with the Westerly right of way line of the Great Northern Railway; running thence Westerly along the Southerly line of Laverne Avenue, 60 feet; thence Southerly at right angles to Laverne Avenue, 200 feet; thence Easterly parallel with Laverne Avenue, 60 feet; thence Northerly 200 feet to the place of beginning. Being a portion of Tract No. 9, ALTAMONT RANCH TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

State of Oregon, County of Klamath
Recorded 07/31/00, at 3:32 p m.
In Vol. M00 Page 27918
Linda Smith,
County Clerk Fee\$ 26⁰⁰