

MTLS1044
WARRANTY DEED

STANLEY B. AYRES,

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

PATRICIA L. COLTON,

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 DESCHUTES and State of Oregon, to wit:

Parcel 3 of Minor Partition 52-82 being a tract of land situated in the SW1/4 SE1/4 of Section Thirty-six (36), Township Twenty-four (24) South, Range Eight (8) East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point from which the South 1/4 corner of said Section 36 bears North 89 degrees 15' West 232.90 feet; thence South 89 degrees 15' West, 335.7 feet and South 00 degrees 32' West 881.61 feet; thence North 00 degrees 32' East 125.00 feet to a point on the South line of Kaehn Road; thence South 89 degrees 15' East, along said South line, 102.60 feet; thence South 00 degrees 32' West, 125.00 feet; thence North 89 degrees 15' West, 102.60 feet to the point of beginning, with bearings and distances based on the final map of said "Minor Partition 52-82".

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KEY 150357 CODE 103

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.

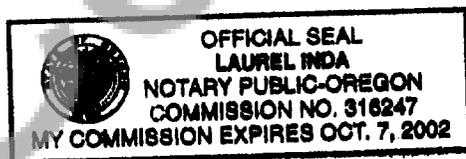
The true and actual consideration for this conveyance is 46,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: , P.O. Box 433, GILCREST, OR 97737

Dated this 14 day of July 2000.

Stanley B. Ayres
STANLEY B. AYRES

State of Oregon
County of DESCHUTES



This instrument was acknowledged before me on JULY 14, 2000 by STANLEY B. AYRES.

Laurel Inada
(Notary Public for Oregon)

My commission expires 10/07/02

ESCROW NO. SB027574LI

Return to:
PATRICIA L. COLTON

State of Oregon, County of Klamath
Recorded 08/10/00, at 3:21 p. m.
In Vol. M00 Page 29409
Linda Smith,
County Clerk Fee\$ 21⁰⁰-