

200 AUG 22 PM 3:34

MT51927-LB
WARRANTY DEED

Vol M00 Page 30764

VIRVE LEPS,

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

AUDIE V. KEFFER and BARBARA L. KEFFER, 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
ACCT3606009DA03800 KEY #312370

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 **4,000.00.**

Until a change is requested, all tax statements shall be sent to Grantee at the following address: **3630 ONYX AVE, KLAMATH FALLS, OR 97603**

Dated this 18 day of August, 2000.

Virve Leps

VIRVE LEPS

State of California
County of Los Angeles

This instrument was acknowledged before me on August 18, 2000 by VIRVE LEPS.

Sandra D. Kelleher
(Notary Public)

My commission expires 9-18-2000

ESCROW NO. MT51927-LB

Return to:
AUDIE V. KEFFER
3630 ONYX AVE
KLAMATH FALLS, OR 97603

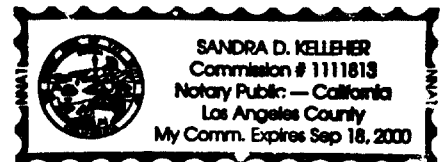


EXHIBIT "A"
LEGAL DESCRIPTION

30765

A tract of land situated in Tract C, Frontier Tracts, SE1/4 Section 9, Township 36 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, and more particularly described as follows:

Beginning at an iron pin located South 1 degree 11' West 500.8 feet and South 89 degrees 17' West 100.0 feet from the East 1/4 corner of said Section 9; thence North 1 degree 11' East 208.7 feet to an iron pin on the South Bank of Pitt Creek; thence Westerly along the South Bank of Pitt Creek 102 feet, more or less, to an iron pin; thence South 1 degree 11' West 196.9 feet to an iron pin; thence North 89 degrees 17' East 100.0 feet to the point of beginning.

VL

State of Oregon, County of Klamath
Recorded 08/22/00, at 3:34 m.
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Linda Smith,
County Clerk Fee \$ 26.00