

2000 AUG 25 AM 11:21

MT51690-KR
WARRANTY DEED

Vol M00 Page 31160

JOHN MILLS and LILLIAN MILLS, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
CHRISTINA A. HUBACHER,
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

ACCT# 3612-00000-3900	KEY# 352273
ACCT# 3612-00000-4000	KEY# 352264
ACCT# 3612-00000-4100	KEY# 352255
ACCT# 3612-00000-4200	KEY# 352291
ACCT# 3612-00000-4300	KEY# 352308
ACCT# 3612-01400-200	KEY# 685725

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 200,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address:

Dated this 25th day of August, 2000

John Mills
JOHN MILLS

Lillian Mills
LILLIAN MILLS

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on August 25, 2000 by JOHN
MILLS AND LILLIAN MILLS.



Kristil Redd
(Notary Public for Oregon)

commission expires 11/18/2003

ESCROW NO. MT51690-KR

Return to:
CHRISTINA A. HUBACHER

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in Section 11 and in the Northwest one-quarter of Section 14, all in Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon. Being more particularly described as follows:

The West one-half and the Southeast one-quarter of said Section 11. Or Government Lots 3, 4, 5, 6, 11, 12, 13, 14, 17, 18, 19, 20,, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31 and 32.

The North one-half of the North one-half of the Northwest one-quarter of said Section 14. Or Government Lots 3 and 4.

EXCEPTING THEREFROM a parcel of land described as follows:

Commencing at the West one-quarter corner of said Section 11, said point being a 5/8 inch rebar with aluminum cap; thence along the West line of said Section 11, North 00 degrees 24' 00" West 1770.36 feet to the true point of beginning; thence continuing along said West line, North 00 degrees 24' 00" West 872.45 feet to a calculated position for the section corner common to Sections 2, 3, 10 and 11; thence along the North line of said Section 11, North 89 degrees 31' 53" East 1167.65 feet to a 5/8 inch rebar with yellow plastic cap marked "WH Pacific"; thence South 03 degrees 18' 00" West 285.33 feet to a 5/8 inch rebar with yellow plastic cap marked "WH Pacific"; thence North 88 degrees 53' 55" West 193.16 feet to a point of curvature, said point being a 5/8 inch rebar with yellow plastic cap marked "WH Pacific"; thence 373.50 feet along the arc of a 300.00 foot radius curve to the left through a central angle of 71 degrees 19' 59" (the chord of which bears South 55 degrees 26' 05" West 349.84 feet) to a point of tangency, said point being a 5/8 inch rebar with yellow plastic cap marked "WH Pacific"; thence South 19 degrees 46' 06" West 392.89 feet to a 5/8 inch rebar with yellow plastic cap marked "WH Pacific"; thence South 81 degrees 14' 20" West 198.74 feet to a 5/8 inch rebar with yellow plastic cap marked "WH Pacific"; thence South 89 degrees 36' 00" West 334.58 feet to the point of beginning.

ALSO EXCEPTING THEREFROM that portion lying within the right-of-way of Godowa Springs Road.

State of Oregon, County of Klamath
Recorded 08/25/00, at 11:21 a. m.
In Vol. M00 Page 31160
Linda Smith,
County Clerk Fee\$ 26.⁰⁰