

2000 AUG 25 PM 3: 22

MTL 51461-TM
WARRANTY DEED

Vol MOO Page 31257

EARL D. HILL and GAIL C. HILL, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:

MITCHELL PLATIS,

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# 3808-025DA-03000 KEY# 424650

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 **85,050.00.**

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: **1313 LYNNEWOOD BLVD, KLAMATH FALLS, OR 97601**

Dated this 24 day of August, 2000.

Earl D. Hill
EARL D. HILL

Gail C. Hill
GAIL C. HILL

State of Oregon
County of **KLAMATH**

This instrument was acknowledged before me on August 24, 2000 by EARLE
D. HILL AND GAIL C. HILL.

Tamara L. McDaniel
(Notary Public for Oregon)

My commission expires 12/17/01

ESCROW NO. MT51461-TM

Return to:
MITCHELL PLATIS
1313 LYNNEWOOD BLVD
KLAMATH FALLS, OR 97601



EXHIBIT "A" LEGAL DESCRIPTION

Parcel 2 of Minor Land Partition No. 11-87, more particularly described as follows:

Lot 12, excepting therefrom the Northerly 125 feet thereof and Lot 11 of LAKESHORE GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM a tract of land situated in Lot 11 of LAKESHORE GARDENS, a duly recorded subdivision. Said tract being in the NE1/4 of the SE1/4 of Section 25, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeast corner of said Lot 11; thence South 68 degrees 11' West 100.10 feet to the Northerly corner common to Lot 12 and said Lot 11; thence South 15 degrees 00' East along the lot line common to said Lots 11 and 12, 125.00 feet to a 1" pipe marking the Southeasterly corner of the tract of land described in Deed Volume 316, page 626, of the Klamath County Deed Records; thence North 67 degrees 29' 10" East 105.64 feet to a point on the Easterly boundary of said Lot 11, said point being North 17 degrees 30' 00" West 118.47 feet from the Southeast corner of said Lot 11; thence North 17 degrees 30' 00" West 121.14 feet, more or less, to the point of beginning.

State of Oregon, County of Klamath
Recorded 08/25/00, at 3:21 p. m.
In Vol. M00 Page 31257
Linda Smith,
County Clerk Fee\$ 131⁰⁰