

2000 SEP 15 PM 3:30

MTL 51858-LB
WARRANTY DEED

Vol MOO Page 33784

PEGGY LOU VAN PELT,

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

EDMUND M. JARRETT and KAREN L. JARRETT, 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

ACCT3809033DC05100

KEY #631579

ACCT3809033DC05200

KEY #631588

ACCT3809033DC05300

KEY #631597

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 123,000.00.

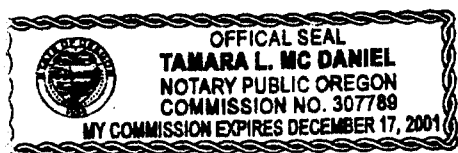
Until a change is requested, all tax statements shall be sent to Grantee at the following address: 20269 FAIRWAY DRIVE, BEND, OR 97702

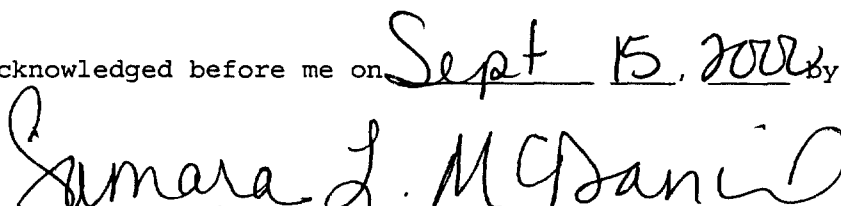
Dated this 15 day of Sept, 2000


PEGGY LOU VAN PELT

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Sept 15, 2000 by PEGGY LOU VAN PELT.




(Notary Public for Oregon)

My commission expires 12/17/01

ESCROW NO. MT51858-LB

Return to:

EDMUND M. JARRETT
20269 FAIRWAY DRIVE
BEND, OR 97702

EXHIBIT "A" LEGAL DESCRIPTION

PARCEL 1:

The North 70 feet of Lot 1, Block 203, MILLS SECOND ADDITION, to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2:

Lot 1, Block 203, MILLS SECOND ADDITION, to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. EXCEPT the Northerly 70 feet thereof; ALSO the following described portion of Lot 2, Block 203, said Mills Second Addition:

Beginning at an iron pin at the Southeast corner of said Lot 2; thence Westerly along the Southerly line of said Lot 2, 32.0 feet to an iron pin; thence Northerly parallel to the East line of the said Lot 3, 40.0 feet to an iron pin; thence Easterly parallel to the Southerly line of said Lot 2, 32.0 feet to an iron pin on the Easterly line of said Lot 2; thence Southerly along said Easterly line 40.0 feet, more or less, to the point of beginning.

PARCEL 3:

Lot 2, Block 203, MILLS SECOND ADDITION to the City of Klamath Falls, Oregon: EXCEPT the following described portion of said Lot:

Beginning at an iron pin at the Southwest corner of said Lot 2 ; thence West along the South line of said Lot 2, 32.0 feet to an iron pin; thence North parallel to the East line of said Lot 2, 40.0 feet to an iron pin; thence East parallel to the South line of said Lot 2, 32.0 feet; thence South along the East line of said Lot 2, 40.0 feet, more or less to the point of beginning.

State of Oregon, County of Klamath
Recorded 09/15/00, at 3:30 p. m.
In Vol. M00 Page 33784
Linda Smith,
County Clerk Fee \$ 26⁰⁰