

WARRANTY DEED

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED ABOVE 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.

Vol M00 Page 34169

In construing this deed, where the context requires, the singular includes the plural, grammatical changes shall be made so that the deed shall apply equally to corporations as to individuals, and handwritten or typed changes control the printed text.

Be it known to all that Charles H. & Vivienne Schroeder (hereafter referred to as "grantor"), for consideration to grantor as stated in this document paid by Scott Seiber (hereafter referred to as "grantee"), does hereby grant, sell, convey and bargain to the grantee and grantee's heirs, successors in interest, assigns (all collectively referred to as the "grantee,") certain real property, with the tenements, hereditaments a appurtenances thereof, situated in the County of Klamath State of Oregon, described in the following section:

lot 5 Block 77 Klamath Falls Forest Estates Highway 66 Plat No. 4
description on reverse of this sheet, if necessary)

to have and to hold that described property to the grantee in perpetuity.

And further, grantor hereby promises to and covenants with the grantee, that grantor owns the interest in above-described real property that grantor in fee simple absolute, free of all encumbrances, except those stated in the following section:

description on reverse of this sheet, if necessary) and that the grantor will warrant and defend the premises and every part thereof against the lawful claims and demands of anyone, except those who claim under the encumbrances described above.

The true consideration for this transfer, stated in dollars is \$ 5000.00. However, the actual considerations consists of property or other value given or promised which is the entire or part of the consideration (indicate which or strike both is not applicable. ORS 93.030).

In witness whereof, the grantor has executed this instrument this 23rd day of Aug, year 2000, and if a corporate grantor, it has caused its name to be signed by an officer or other person duly authorized to do so by action of the board of directors.

Charles H. Schroeder
Vivienne Schroeder

State of Oregon, County of Klamath
Recorded 09/19/00, at 8:52 a. m.
In Vol. M00 Page 34169
Linda Smith,
County Clerk Fee \$ NC

STATE OF CA.)

County of Riverside ss

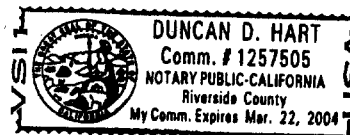
This instrument was acknowledged before me this 23rd date of August, 2000, by Charles H. Schroeder

This instrument was acknowledged before me this 23rd date of August, 2000, by Vivienne Schroeder, as _____ of _____.

[Seal]

Notary Public of: CA.

Duncan D Hart



After Recording, return to:

Scott Seiber P.O. Box 366 El Segundo, CA 90245