

WARRANTY DEED

THE WAGNER FAMILY REVOCABLE LIVING TRUST DATED 6TH DAY OF DECEMBER 1991, ANDREW E. PETERSON, SUCCESSOR TRUSTEE,

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

STEVE CLARK and MICHELE CLARK, 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:

LOT 5 IN BLOCK 9 OF THE TERRACES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

3809-028DB-04400

307215

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 35,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 431 N. LAGUNA STREET, KLAMATH FALLS, OR 97601

Dated this 20th day of September, 2000.

Andrew E. Peterson, Trustee
ANDREW E. PETERSON

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Sept 20, 2000 by ANDREW E. PETERSON, TRUSTEE.

[Signature]
(Notary Public for Oregon)

My commission expires 6-19-04

ESCROW NO. MT52172-TA

Return to:
STEVE CLARK
431 N. LAGUNA STREET
KLAMATH FALLS, OR 97601



State of Oregon, County of Klamath
Recorded 09/20/00, at 3:25 P m.
In Vol. M00 Page 34439
Linda Smith,
County Clerk Fee\$ 21.00