

2000 OCT -3 PM 3:22

mtc 51675-ms

WARRANTY DEED

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PHILLIP ALLEN RAND and ALICE HOLBROOK RAND, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
RANDY M. WELDON,

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:

THE SOUTH 198 FEET OF THE NORTH 358 FEET OF THE S1/2 OF NW1/4 OF NE1/4 IN
SECTION 23, TOWNSHIP 35 SOUTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN,
KLAMATH COUNTY, OREGON

3506-02300-00400-000

73155

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 215,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 1213 E. 3RD AVENUE, BROOMFIELD, CO 80020

Dated this 29th day of September, 2000

Phillip Allen Rand
PHILLIP ALLEN RAND

Alice Holbrook Rand
ALICE HOLBROOK RAND

State of Oregon
County of **KLAMATH**

This instrument was acknowledged before me on September 29, 2000 by
PHILLIP ALLEN RAND AND ALICE HOLBROOK RAND.

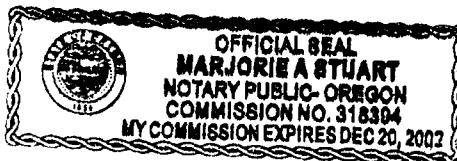
Marjorie A Stuart
(Notary Public for Oregon)

My commission expires 12-20-02

ESCROW NO. MT51675-MS

Return to:

RANDY M. WELDON
1213 E. 3RD AVENUE
BROOMFIELD, CO 80020



State of Oregon, County of Klamath
Recorded 10/03/00, at 3:22 p. m.
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Linda Smith,
County Clerk Fee \$ 21.00