

200 OCT 13 PM 3:32

MTL S2043-TM
WARRANTY DEED

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KIMBERLY RAE KEIFFER,

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

RUSTY J. WALSTON and GLENDA L. WALSTON, 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

ACCT# 3909-010AA-01900

KEY# 540285

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 95,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: ,

Dated this 10th day of October, 2000.

Kimberly Rae Keiffer
KIMBERLY RAE KEIFFER

State of Colorado
County of Pueblo

This instrument was acknowledged before me on October 10, 2000 by KIMBERLY RAE KEIFFER.

Angela Keiffer
(Notary Public)

My commission expires 10-6-03

ESCROW NO. MT52043-TM

Return to:
RUSTY J. WALSTON



EXHIBIT "A" LEGAL DESCRIPTION

PARCEL 1: A tract of land situated in the NE1/4 of NE1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows: Beginning at an iron pin which lies North 89 degrees 40' East a distance of 30.0 feet and North 1 degrees 02' West a distance of 177.8 feet from the iron pin which marks the intersection of 4th Avenue and 4th Street of Altamont Acres, which point of intersection is also the Southwest corner of the NE1/4 of NE1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, and running thence North 89 degrees 40' East a distance of 490.0 feet to an iron pin; thence North 1 degrees 02' West a distance of 88.9 feet to an iron pin; thence South 89 degrees 40' West a distance of 490.0 feet to an iron pin; thence South 1 degrees 02' East a distance of 88.9 feet more or less to the point of beginning, said tract containing 1 acre, more or less, in the NE1/4 of NE1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian.

PARCEL 2: A tract of land situated in the NE1/4 of NE1/4 of Section 10, Township 39 South, Range 9, East of the Willamette Meridian, more particularly described as follows: Beginning at an iron pin which lies North 89 degrees 40' East a distance of 30.0 feet and North 1 degrees 02' West a distance of 88.9 feet from the iron pin which marks the intersection of 4th Avenue and 4th Street of Altamont Acres, which point of intersection is also the Southwest corner of the NE1/4 of NE1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, and running thence North 89 degrees 40' East a distance of 490.0 feet to an iron pin; thence North 1 degrees 02' West a distance of 88.9 feet to an iron pin; thence South 89 degrees 40' West a distance of 490.0 feet to an iron pin; thence South 1 degrees 02' East a distance of 88.9 feet more or less to the point of beginning, said tract containing 1 acre more or less in the NE1/4 of NE1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian.

State of Oregon, County of Klamath
Recorded 10/13/00, at 3:32 p.m.
In Vol. M00 Page 37516
Linda Smith,
County Clerk Fee \$ 26⁰⁰