

MT52431-MS
WARRANTY DEED

Vol MOO Page 37838

RANDALL D. HALLUM,

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

SHANNA SIMMONS and JEREMY WELSH, as tenants in common,

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

3809-029DC-13800

369425

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 16,500.00.

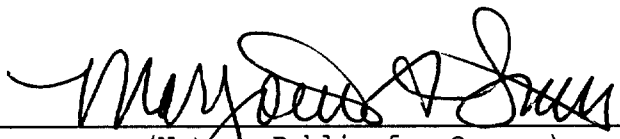
Until a change is requested, all tax statements shall be sent to Grantee at the following address: 426 NORTH 10TH STREET, KLAMATH FALLS, OR 97601

Dated this 17th day of Oct, 2000


 RANDALL D. HALLUM

State of Oregon
 County of KLAMATH

This instrument was acknowledged before me on Oct 16, 2000 by
 RANDALL D. HALLUM.


 (Notary Public for Oregon)

My commission expires 12/2002

ESCROW NO. MT52431-MS

Return to:

SHANNA SIMMONS
 426 NORTH 10TH STREET
 KLAMATH FALLS, OR 97601

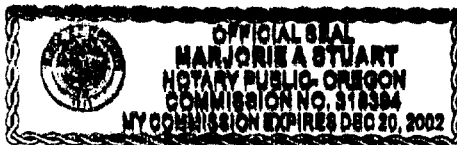


EXHIBIT "A"
LEGAL DESCRIPTION

A portion of Lots 7 and 8, Block 51, NICHOLS ADDITION TO KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, and more particularly described as follows:

Beginning at an iron pin marking the most easterly corner of Lot 8, Block 51, of said NICHOLS ADDITION; thence Northwesterly, along the Northeasterly boundary of said Lot 8, a distance of 56.5 feet; thence Southwesterly at right angles to said Northeasterly boundary, a distance of 104.24 feet; thence southeasterly at right angles, parallel to said Northeasterly boundary, a distance of 56.5 feet to the Southeasterly boundary of said Lot 7; thence Northeasterly at right angles to said Northeasterly boundary a distance of 104.24 feet, more or less, to the point of beginning; being the Southeasterly 56.5 feet of Lot 8 and of the Northeasterly 39.24 feet of Lot 7, Block 51, NICHOLS ADDITION.

State of Oregon, County of Klamath
Recorded 10/17/00, at 3:26 p m.
In Vol. M00 Page 37838
Linda Smith,
County Clerk Fee \$ 26⁰⁰