

200 OCT 19 PM 3:28

mtc 32351-KR
WARRANTY DEED

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LEIGH R. GRASS AND DORIS LEE GRASS AS TRUSTEES OF THE GRASS LOVING TRUST DATED APRIL 13, 1995 AND ANY AMENDMENTS THERETO,

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

BRYAN D. MARSH AND KEVIN S. MARSH DBA M&M ENTERPRISES, A PARTNERSHIP,

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# 3809-29DC-15200 KEY# 369050

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 21,999.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: P.O. Box 834, Klamath Falls, OR 97601

Dated this 13th day of October, 2000.

THE GRASS LOVING TRUST DATED APRIL 13, 1995 AND ANY AMENDMENTS THERETO.

BY: Leigh R. Grass, Trustee
LEIGH R. GRASS, TRUSTEE

BY: Doris Lee Grass, Trustee
DORIS LEE GRASS, TRUSTEE

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on October 13, 2000 by LEIGH R. GRASS AND DORIS LEE GRASS AS TRUSTEES.



Kristil Redd
(Notary Public for Oregon)

commission expires 11/16/2003

ESCROW NO. MT52351-KR

Return to:

M&M ENTERPRISES, A PARTNERSHIP

P.O. Box 834

Klamath Falls, OR 97601

EXHIBIT "A"
LEGAL DESCRIPTION

All that part of Lots 1 and 2, Block 44, NICHOLS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, described as follows:

Beginning at a point on the Southwesterly line of Tenth Street, 44.88 feet Southeasterly from the most Northerly corner of said Lot 1; thence Southwesterly 83 feet, more or less, to a point on a line running parallel with Ninth Street, and distant therefrom 155.76 feet Northeasterly, which point is 22.8 feet Southeasterly from the Northwesterly line of said Lot 2; thence Southeasterly along said line parallel with Ninth Street 30.8 feet; thence Northeasterly 75 feet, more or less, to a point on the Southwesterly line of Tenth Street, which is 30 feet Southeasterly from the point of beginning; thence Northwesterly along the line of Tenth Street 30 feet to the point of beginning. Reserving and excepting a strip eight feet wide off the Southwesterly end of above described tract.

State of Oregon, County of Klamath
Recorded 10/19/00, at 3:28 p. m.
In Vol. M00 Page 38233
Linda Smith,
County Clerk Fee \$ 26⁰⁰