

MT52411-MS
WARRANTY DEED

Vol M00 Page 41605

200 NOV 17 AM 11:13

DONALD JAMES WILLIAMS, ALSO KNOWN AS DONALD J. WILLIAMS,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
KEITH G. COLAHAN and LINDA J. COLAHAN, husband and wife,
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

3606-010CB-00900-000	314886
3606-010BC-03000-000	314001
3606-010BC-03100-000	730203
3606-010CB-00800-000	314877

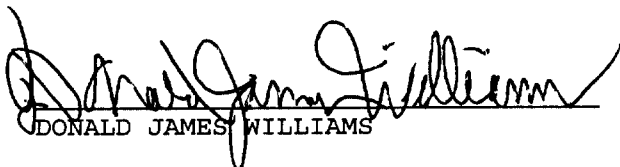
SUBJECT TO: all those items of record and those apparent upon the land, if
any, as of the date of this deed and those shown below, if any:
and the grantor will warrant and forever defend the said premises and every
part and parcel thereof against the lawful claims and demands of all persons
whomsoever, 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 88,900.00.

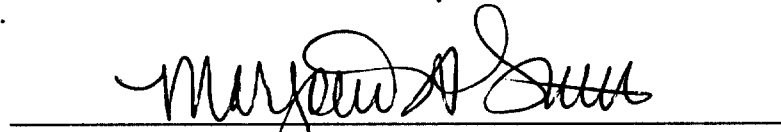
Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 3848 STURDIVANT AVENUE, KLAMATH FALLS, OR 97603

Dated this 15th day of Nov, 2002


DONALD JAMES WILLIAMS

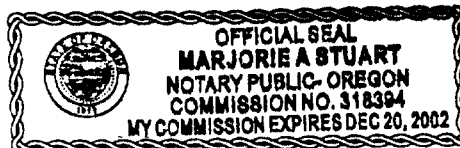
State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Nov 15, 2002 by
DONALD JAMES WILLIAMS.


(Notary Public for Oregon)
My commission expires 12/20/02

ESCROW NO. MT52411-MS

Return to:
KEITH G. COLAHAN
3848 STURDIVANT AVENUE
KLAMATH FALLS, OR 97603



26.00^m

EXHIBIT "A"
LEGAL DESCRIPTION

41606

PARCEL 1:

Lots 1 and 2, SUBDIVISION OF TRACTS B & C, FRONTIER TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2:

The Southerly 7 feet of Lot 35, TRACT A, FRONTIER TRACTS, according to The official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 3:

Lot 35, TRACT A, FRONTIER TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, LESS the Southerly 7 feet of Lot 35.

PARCEL 4:

A parcel of land situated in Section 10, Township 36 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the Southwest corner of Lot 36, TRACT A, FRONTIER TRACTS: thence East 100 feet to the Southeast corner of said Lot 36; thence South 27.3 feet to a point; thence Southwesterly along the Northwest side of O'Neil Drive 118 feet in a straight line to a point which bears South 0 degrees 09' West of the point of beginning; thence North 0 degrees 09' East 89 feet to the point of beginning.

State of Oregon, County of Klamath
Recorded 11/17/00, at 11:13 a. m.
In Vol. M00 Page 41605
Linda Smith,
County Clerk Fee \$ 26.⁰⁰