

**Aspen**
TITLE & ESCROW, INC.

WARRANTY DEED

Vol M00 Page 42171

ASPEN TITLE ESCROW NO. 01052050

AFTER RECORDING RETURN TO:

Mr. and Mrs. David A. Sanders, Jr.

2611 Campus Drive PMB 228
Klamath Falls, OR 97601UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVEBARBARA W. TAYLOR and JANICE F. BODLANDER, hereinafter called
GRANTOR(S), convey(s) and warrants to DAVID A. SANDERS, JR. and
TYRA L. SANDERS, husband and wife, hereinafter called
GRANTEE(S), all that real property situated in the County of
Klamath, State of Oregon, described as:SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH
HEREIN"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 30.390."and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land, contracts and/or
liens for irrigation and/or drainage,and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.The true and actual consideration for this transfer is
\$19,000.00.In construing this deed and where the context so requires, the
singular includes the plural.IN WITNESS WHEREOF, the grantor has executed this instrument
this 7th day of November, 2000.Barbara W. Taylor
BARBARA W. TAYLORJanice F. Bodlander
JANICE F. BODLANDER

STATE OF OREGON, County of Klamath)ss.

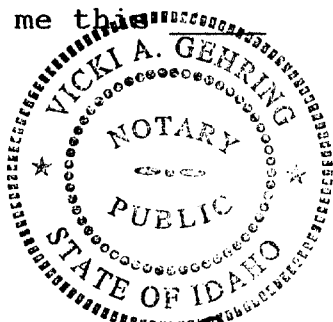
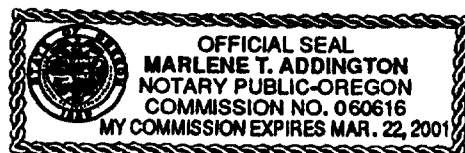
The foregoing instrument was acknowledged before me this 7th
day of November, 2000, by Barbara W. Taylor.Before me: Marlene T. Addington
Notary Public for Oregon
My Commission Expires: March 22, 2001STATE OF IDAHO, County of Kootenai)ss.The foregoing instrument was acknowledged before me this 13
day of November, 2000, by Janice F. Bodlander.Before me: Vicki A. Gehring
Notary Public for Idaho
My Commission Expires: 02/21/2001

EXHIBIT "A"

Lot 5, Block 12, FIRST ADDITION TO KLAMATH RIVER ACRES, in the County of Klamath, State of Oregon.

LESS the Northwesterly 73 feet described as follows:

Beginning at the Southwest corner of Lot 4, Block 12, said point being on the Easterly boundary of Ponderosa Lane; thence following said Easterly boundary in a Southeasterly direction 73 feet; thence Northeasterly on a line parallel to the South boundary of said Lot 4 to the Southwest boundary of Lot 2, Block 12; thence following said Southwest boundary in a Northwesterly direction to the Southeast corner of Lot 4, Block 12; thence Southwesterly along said Southerly boundary of Lot 4 to the point of beginning.

CODE 97 MAP B907-25CO TL 7800

State of Oregon, County of Klamath
Recorded 11/22/00, at 10:43 a.m.
In Vol. M00 Page 42171
Linda Smith,
County Clerk Fee\$ 26⁰⁰