

2000 NOV 30 PM 3: 23

mtc 52663-LB
WARRANTY DEED

Vol MOO Page 43095

JOHN WILLIAM WOLTER,

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

SAL KHALIL,

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

ACCT3909001BB04400

KEY #507179

ACCT M110614

KEY #46523

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 27,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1309 OAKLAND ROAD #13, SAN JOSE, CA 95112

Dated this 29th day of November, 2000.


JOHN WILLIAM WOLTER

State of Washington)
County of Clark) ss

On this day personally appeared before me JOHN WILLIAM WOLTER to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that HE signed the same as HE free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 29th day of November, 2000.



Sandra S. St. Claire
Notary Public in and for the State of
Washington residing at Vancouver.

My appointment expires June 10, 2004

ESCROW NO. MT52663-LB

Return to:

SAL KHALIL

1309 OAKLAND ROAD #13

SAN JOSE, CA 95112

26.00M

EXHIBIT "A"
LEGAL DESCRIPTION

43396

Beginning at a point 1,237.5 feet North and 990 feet East of an iron pin driven into the ground on the property of Otis V. Saylor at the Southwest corner of the Northwest quarter of Section 1, in Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, which iron pin is 30 feet East of the center of a road intersecting the Klamath Falls-Lakeview Highway from the North and 30 feet North of the center of said Highway; thence North 132 feet; thence, East 270 feet; thence, South 132 feet; thence West 270 feet to the place of beginning.

EXCEPTING THEREFROM the West 158.5 feet as conveyed by Glenn A. Pruner and Dora O. Pruner, husband and wife, to Delbert L. Eayrs and Joan K. Eayrs, husband and wife, in Deed Volume 323, page 269 and Volume 326 page 54 and conveyed by Glenn A. Pruner and Dora O. Pruner, husband and wife, to Clark S. Kendall and LaVerne Kendall, husband and wife, in Deed Volume 326, page 197, records of Klamath County, Oregon.

State of Oregon, County of Klamath
Recorded 11/30/00, at 3:23 p. m.
In Vol. M00 Page 43095
Linda Smith,
County Clerk Fee\$ 26.00