WARRANTY DEED

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ASPEN TITLE ESCROW NO.: 01052007

AFTER RECORDING RETURN TO: BRIAN C. FITZGERALD AND ELISE F. FITZGERALD 2412 HAWKINS STREET KLAMATH FALLS, OR 97601

UNTIL A CHANGE IS REQUESTED ALL TAX STATEMENTS TO THE FOLLOWING ADDRESS: SAME AS ABOVE

EDWARD B. PUTMAN AND NEDRA E. PUTMAN, hereinafter called ${\tt GRANTOR}({\tt S})$, convey(s) and warrants to ${\tt BRIAN}$ C. ${\tt FITZGERALD}$ AN ESTATE IN FEE SIMPLE------, hereinafter called GRANTÉE(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, 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 \$195,000.00.

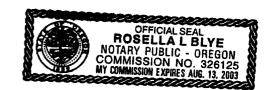
In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument this <u>28th</u> day of <u>Movember</u>, 2000.

STATE OF Oxegon, County of Benton)ss.

On 1/-28, 2000, personally appeared the above named EDWARD B. PUTMAN AND NEDRA E. PUTMAN who acknowledged the foregoing instrument to be their voluntary act and deed.

Rosella & ByE Before me: Notary Public for OREGON My Commission Expires:



Lots 19, 20 and 21, Block 9, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

EXCEPTING THEREFROM a portion of Lots 19, 20 and 21, Block 9, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a 1/2 inch iron pin marking the most Northerly corner of Lot 21, said Block 9; thence South 74 degrees 22' 00" West 99.13 feet to a 1/2 inch iron pin; thence South 32 degrees 25' 35" West 105.61 feet to a 5/8 inch iron pin on the Southerly line of Lot 19; thence South 59 degrees 06' 10" East along said Southerly line 53.0 feet; thence Northeasterly to the point of beginning, with bearings based on Survey No. 4476, as filed in the Klamath County Engineers Office.

TOGETHER WITH an easement for ingress and egress recorded March 27, 1987 in Book M-87 at Page 5101, Microfilm Records of Klamath County, Oregon.

TOGETHER WITH a utility easement recorded July 12, 1989 in Book M-89 at Page 12701, Microfilm Records of Klamath County, Oregon.

CODE 1 MAP 3809-30BB TL 1003

State of Oregon, County of Klamath Recorded 12/01/00, at //://a. m. In Vol. M00 Page 4322 | Linda Smith, County Clerk Fee\$ 26