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mtc 52689-4B
WARRANTY DEED

Vol M00 Page 43253

Grantor: James S. Bryant

Grantee: Barbara H. Toschi

Consideration: \$32,000.00

After recording, return to:

Barbara H. Toschi
15201 Chalk Hill Road
Healdsburg, CA 95448

KNOW ALL MEN BY THESE PRESENTS, That James S. Bryant, hereinafter called Grantor, for the consideration hereinafter stated, to grantor paid by Barbara H. Toschi, hereinafter called Grantee, does hereby grant, bargain, sell and convey unto Grantee and Grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

All of Block 8, HESSIG ADDITION TO FORT KLAMATH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. TOGETHER WITH those portions of vacated Emmitt Street and vacated 6th Street as vacated by County Commissioners Order No. 96-006, recorded July 26, 1995 in Volume M95, Page 19420, as inured thereto by operation of law.

SUBJECT TO: Easements, rights of way of record and those apparent on the land. Account No. 3307-V22BC-03000-000 - Key No. 76081 - Code 008

To Have and to Hold the same unto the said Grantee and Grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances and that 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$32,000.00.

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.

In Witness Whereof, the Grantor has executed this instrument this 30 day of November, 2000.

James S. Bryant
James S. Bryant

STATE OF OREGON)
County of Klamath)ss

This instrument was acknowledged before me on November 30, 2000, by James S. Bryant.

Linda L. Baughman
Notary Public for Oregon
My Commission Expires: 3-15-04



State of Oregon, County of Klamath
Recorded 12/01/00, at 11:19a. m.
In Vol. M00 Page 43253
Linda Smith,
County Clerk Fee\$ 21.00