

200 DEC -1 PM 2:39



**Aspen**

TITLE & ESCROW, INC.

WARRANTY DEED

Vol M00 Page 43325

ASPEN TITLE ESCROW NO. 01051961  
AFTER RECORDING RETURN TO:  
Mr. Charles K. Witcher  
3388-B Merlin Road #462  
Grants Pass, OR. 97526

State of Oregon, County of Klamath  
Recorded 12/01/00, at 2:39 p.m.  
In Vol. M00 Page 43325  
Linda Smith,  
County Clerk Fee\$ 21<sup>00</sup>

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

THE MITCH O'HARD LAND TRUST, DATED MAY, 1999, MIKE MASK,  
SUCCESSOR TRUSTEE, hereinafter called GRANTOR(S), convey(s) and  
warrants to CHARLES K. WITCHER, hereinafter called GRANTEE(S),  
all that real property situated in the County of Klamath, State  
of Oregon, described as:

Lot 9 in Block 3, of FIRST ADDITION TO KLAMATH FALLS, in the  
County of Klamath, State of Oregon.

Code 1, Map 3809-29CD, Tax Lot 15900

"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, Trust Deed, including  
the terms and conditions thereof, recorded October 6, 1989, in  
Book M-89 at Page 18985, in favor of Klamath First Federal  
Savings and Loan Association, and Trust Deed, including the  
terms and provisions thereof, recorded ~~November 1, 2000~~ December 1, 2000, in  
Book M-00 at Page 43323, in favor of Bruce E. Brink,  
both recorded in Mortgage Records of Klamath County, Oregon,  
which Trust Deeds the Grantee herein DOES NOT agree to assume  
and pay and Grantor hereby holds Grantee harmless therefrom, and  
Grantor herein warrants that these Trust Deeds will be paid in  
full prior to or at the time of payment in full of the  
All-inclusive Trust Deed between Grantor and Grantee herein  
which is being recorded immediately subsequent to the recording  
of this Deed., 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  
\$27,506.00.

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 27th day of November, 2000.

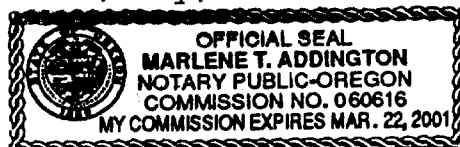
THE MITCH O'HARD LAND TRUST, DATED MAY, 1999

BY: \_\_\_\_\_, SUCCESSOR TRUSTEE

STATE OF OREGON, County of Klamath)ss.

On ~~November 1~~ December 1, 2000, personally appeared Mike Mask as  
Successor Trustee of The Mitch O'Hard Land Trust, May, 1999.

Marlene T. Addington  
Notary Public for Oregon  
My Commission Expires: March 22, 2001



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