

200 DEC -1 PM 3:20

mtc 52639-LW
WARRANTY DEED

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NEVA M. AGUILAR,

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

THEODORE R. ENDERS,

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

3611-009AO-04100-000

347789

3611-009AO-04100-000

608854

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 1,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 2949 VIKING WAY, CARSON CITY, NV 89706

Dated this 27th day of Nov., 00.

Neva M. Aguilar
NEVA M. AGUILAR

State of Nevada
County of Carson

This instrument was acknowledged before me on November 27, 2000 by NEVA M. AGUILAR.

YVONNE M. VESTAL
Notary Public, State of Nevada
Appointment No. 99-55913-3
My Appt. Expires May 14, 2003

Yvonne M. Vestal
(Notary Public)

commission expires May 14, 2003

ESCROW NO. MT52639-LW

Return to:

THEODORE R. ENDERS
2949 VIKING WAY
CARSON CITY, NV 89706

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 7, Block 77 of the SEVENTH ADDITION NIMROD RIVER PARK together with a parcel of land lying between said lot and the river located within the East 1/2 of Section 9, Township 36 South, Range 11 East, Willamette Meridian, more particularly described as follows:

Beginning at the Southeast corner of said Lot 7; thence true South to the North Bank of the Sprague River; thence Westerly along the North Bank to a point, said point being the intersection of the North Bank and a line that is true South from the Southwest corner of said Lot 7; thence North along said line to the Southwest corner of said Lot 7; thence North 70 degrees 01' 04" East to the point of beginning.

State of Oregon, County of Klamath
Recorded 12/01/00, at 2:20 p. m.
In Vol. M00 Page 43336
Linda Smith,
County Clerk Fee \$ 26⁰⁰