

200 DEC 11 AM 11:20

MTL S2614-MS
WARRANTY DEED

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RENA M. SCHWABENLAND, TRUSTEE OF THE RENA M. SCHWABENLAND 1993 LIVING TRUST,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
RICHARD L. WARD and KIMBERLY A. WARD, husband and wife,
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:

LOT 5 IN BLOCK 2 OF FIRST ADDITION TO MOYINA, ACCORDING TO THE OFFICIAL
PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY,
OREGON

3809-036CA-03500-000

451228

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 109,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 1125 CARLSON DRIVE, KLAMATH FALLS, OR 97603

Dated this 5 day of December, 2000.

TRUSTEE OF THE RENA M. SCHWABENLAND
1993 LIVING TRUST

BY: Rena M. Schwabenland, Trustee
RENA M. SCHWABENLAND, TRUSTEE

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on December 5, 2000 by RENA
M. SCHWABENLAND, TRUSTEE OF THE RENA M. SCHWABENLAND 1993 LIVING TRUST.



Tamara L. McDaniel
(Notary Public for Oregon)

My commission expires 12/17/01

ESCROW NO. MT52614-MS

Return to:

RICHARD L. WARD
1125 CARLSON DRIVE
KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath
Recorded 12/11/00, at 11:20 a.m.
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Linda Smith,
County Clerk Fee \$ 21.00