

2000 DEC 13 AM 11:19

mtc 52611-ms  
WARRANTY DEED

Vol M00 Page 44627

SCOTT D. MAC ARTHUR and DARLEEN MAC ARTHUR, as tenants by the entirety,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
DAVID F. SHERWOOD and ANNE T. HOWELL, with the rights of survivorship,  
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  
3809-028CA-02400-000 306662

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 92,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 2125 AUBURN STREET, KLAMATH FALLS, OR 97601


Dated this 12th day of December, 2000.

  
SCOTT D. MAC ARTHUR

  
DARLEEN MAC ARTHUR

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on December 12, 2000 by SCOTT  
D. MAC ARTHUR AND DARLEEN MAC ARTHUR.

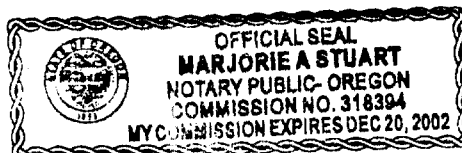
  
(Notary Public for Oregon)

My commission expires 12-20-02

ESCROW NO. MT52611-MS

Return to:

DAVID F. SHERWOOD  
2125 AUBURN STREET  
KLAMATH FALLS, OR 97601





**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

The Westerly 64.6 feet of Lots 5 and 6, Block 5 of THE TERRACES, more particularly described as follows:

Beginning at the Southwesterly corner of said Lot 6 and running thence in a Northwesterly direction along the Easterly line of Mesa Street 100 feet; thence Easterly along the line between Lots 4 and 5 in said Block, 64.6 feet; thence Southeasterly parallel with the Easterly line of Mesa Street 100 feet to the Northerly line of Auburn Street; thence Westerly 64.6 feet to the point of beginning. Also the S1/2 of the W1/2 of Lot 4, Block 5, THE TERRACES, an addition to the City of Klamath Falls.

**State of Oregon, County of Klamath**  
Recorded 12/13/00, at 11:19a m.  
In Vol. M00 Page 44627  
**Linda Smith,**  
County Clerk Fee\$ 26<sup>00</sup>