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**WARRANTY DEED**

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2000 DEC 13 AM 11:27

KNOW ALL MEN BY THESE PRESENTS, That OSTERBERG INVESTMENTS, LLC, hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by LOREE FIELDS, hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

**AS PER ATTACHED EXHIBIT "A"**

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

And grantor hereby covenants to and with 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 except conditions, restrictions, reservations, easements and covenants of record and that grantor will warrant and forever defend the 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 \$193,000.00.

However, the actual consideration consists of or includes other property or value given or promised which is the total consideration.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 13<sup>th</sup> day of **December, 2000**; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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

OSTERBERG INVESTMENTS, LLC.

Wilbur C. Osterberg  
WILBUR C. OSTERBERG, Member

Sharon C. Osterberg  
SHARON C. OSTERBERG, Member

STATE OF OREGON, County of Lane ss.

This instrument was acknowledged before me on **December 13, 2000**, by **WILBUR C. OSTERBERG and SHARON C. OSTERBERG**

Anna Mae Miglioretto

Notary Public for Oregon

My commission expires: 11-8-2004



LLC OSTERBERG INVESTMENTS and WILBUR C. OSTERBERG and SHARON C. OSTERBERG

Grantor's Name and Address

LOREE FIELDS  
P. O. Box 171  
Chemult, OR 97731

Grantee's Name and Address

After Recording Return to:  
Valley West Escrow  
112 N 49th Street, P.O.Box 1055  
Springfield, OR 97478

Forward all Tax Statements to: Loree Fields  
P. O. Box 171  
Chemult, OR 97731

SPACE RESERVED

FOR

RECORDER'S USE

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

**PARCEL 1:**

A portion of the SW1/4 SW1/4 of Section 21, Township 27 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the Westerly line of the right of way of the Dalles-California Highway which is South 19 degrees 24' East 130 feet from the Southeast corner of Lot 1, Block 7, CHEMULT, Klamath County, Oregon; thence South 70 degrees 36' West 300 feet; thence South 19 degrees 24' East 375 feet; thence North 70 degrees 36' East 300 feet, more or less, to the Westerly line of the Dalles-California Highway; thence along the Westerly line of the right of way of said highway, North 19 degrees 24' West 375 feet to the point of beginning.

EXCEPTING THEREFROM the Northerly 200 feet thereof.

**PARCEL 2:**

A portion of the SW1/4 SW1/4 of Section 21, Township 27 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the Westerly line of the right of way of the Dalles-California Highway which is South 19 degrees 24' East 130 feet from the Southeast corner of Lot 1, Block 7, CHEMULT, Klamath County, Oregon; thence South 70 degrees 36' West 300 feet; thence South 19 degrees 24' East 375 feet; thence North 70 degrees 36' East 300 feet, more or less, to the Westerly line of the Dalles-California Highway; thence along the Westerly line of the right of way of said highway, North 19 degrees 24' West 375 feet to the point of beginning.

EXCEPTING THEREFROM the Southerly 175 feet thereof.

**PARCEL 3:**

A strip of land 16.5 feet by 100 feet in the SW1/4 of the SW1/4 of Section 21, Township 27 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the Easterly right of way line of the Dalles-California Highway which lies South 19 degrees 24' East a distance of 504.2 feet from the Southwest corner of Block 8, Chemult, Oregon, and running thence North 70 degrees 36' East a distance of 100 feet; thence North 19 degrees 24' West parallel with the Easterly line of the Dalles-California Highway a distance of 16.5 feet; thence South 70 degrees 36' West 100 feet to the Easterly line of said highway; thence South 19 degrees 24' East 16.5 feet to the point of beginning.

State of Oregon, County of Klamath  
Recorded 12/18/00, at 11:27 a.m.  
In Vol. M00 Page 45310  
Linda Smith,  
County Clerk Fee \$ 26<sup>00</sup>