

2000 DEC 20 PM 3:22

MTL 52680-TM  
WARRANTY DEED

Vol M00 Page 45809

GEORGE E. WENTWORTH, TRUSTEE OF THE GEORGE E. WENTWORTH TRUST,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
ERIK ELLEFSEN and GRETHE H. ELLEFSEN, as tenants by the entirety,  
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  
ACCT# 3407-034B0-02400 KEY# 197824

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 98,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: , 16750 PARTHENIA ST., #134, NORTH HILLS, CA 91343

Dated this 15 day of December 2000

GEORGE E. WENTWORTH TRUST

BY: George E. Wentworth Trustee

GEORGE E. WENTWORTH, TRUSTEE

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on December 15, 2000 by  
GEORGE E. WENTWORTH, TRUSTEE OF THE GEORGE E. WENTWORTH TRUST.

Tamara L. McDaniel  
(Notary Public for Oregon)

My commission expires 12/17/01

ESCROW NO. MT52680-TM

Return to:  
ERIK ELLEFSEN  
16750 PARTHENIA ST., #134  
NORTH HILLS, CA 91343



## EXHIBIT "A" LEGAL DESCRIPTION

A portion of that tract of land described in Volume M80, page 24962, Deed Records of Klamath County, Oregon, being a portion of the NW1/4 NW1/4 of Section 34, Township 34 South Range 7 East of the Willamette Meridian, Klamath County, Oregon said portion being more particularly described as follows:

Commencing at the Northwest corner of the above described tract of land, said corner marked with a 5/8" iron rod thence North 89 degrees 48' 06" East, 894.26 feet along the North boundary of said tract of land to a 5/8" iron rod and the true point of beginning of this description; thence continuing along said North boundary North 89 degrees 48' 06" East, 410.00 feet to a 5/8" iron rod marking the Northeast corner of said tract of land; thence South 00 degrees 05' 25" East, 345.11 feet to a 5/8" iron rod marking the Southeast corner of said tract of land; thence South 89 degrees 55' 16" West, 410.00 feet along the South boundary of said tract to a 5/8" iron rod; thence North 00 degrees 05' 25" West, 344.26 feet to the true point of beginning, with bearings based on Major Partition 81-10 on file in the office of the Klamath County Engineer.

TOGETHER WITH an easement 30' wide for ingress and egress as created by Agreement for Easement dated April 23, 1980 and recorded May 5, 1980 in Volume 80 at Page 8260, Microfilm Records of Klamath County, Oregon, and delineated on the face of Major Partition No. 81-10.

AND TOGETHER WITH an easement 30' wide for ingress and egress as delineated on the face of Major Partition No. 81-10 and as disclosed by Deeds recorded July 8, 1982 in Volume M82 at Pages 8608 and 8610, Microfilm Records of Klamath County, Oregon.

State of Oregon, County of Klamath  
Recorded 12/20/00, at 3:22 p.m.  
In Vol. M00 Page 45809  
**Linda Smith,**  
County Clerk Fee\$ 26<sup>00</sup>