

TINA M. PETTIT,

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

JEFFREY C. MAHAN,

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

3809-029DC-00800-000

369924

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 40,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: P.O. BOX 7879, KLAMATH FALLS, OR 97602

Dated this 19 day of December, 2000.

Tina M Pettit
TINA M. PETTIT

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 12-19, 2000 by TINA M. PETTIT.

Cathy Amaral Winchester
(Notary Public for Oregon)
My commission expires 9-30-01

ESCROW NO. MT52679-MS

Return to:

JEFFREY C. MAHAN
P.O. BOX 7879
KLAMATH FALLS, OR 97602

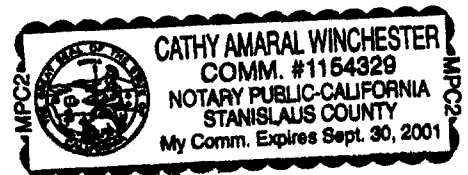


EXHIBIT "A"
LEGAL DESCRIPTION

All that portion of Lot 1, Block 59, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, to wit:

Beginning on the Easterly line of Lincoln (formerly Washington) Street 40 feet Southerly from the Northerly corner of Lot 1 of said Block and Addition; thence Easterly at right angles to Lincoln Street 84 1/2 feet; thence Southerly and parallel with Lincoln Street 40 feet to the Southerly line of said Lot 1; thence Westerly along the Southerly line of said Lot 1, 84 1/2 feet to the Easterly line of Lincoln Street; thence Northerly along the Easterly line of Lincoln Street, 40 feet to the place of beginning.

TOGETHER WITH an easement for a private driveway over the property adjoining the above on the North as shown by deed from Annie E. Hensley to Margaret B. Weaver recorded December 21, 1937 in Book 113 of Deed Records of said County of Klamath at Page 427 thereof.

State of Oregon, County of Klamath
Recorded 12/27/00, at 11:21 a. m.
In Vol. M00 Page 46425
Linda Smith,
County Clerk Fee \$ 26⁰⁰