



THIS SPACE RESERVED FOR RECORDER'S USE

Vol M01 Page 314

After recording return to:

Michael Voight
2918 Edison Avenue
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:

Michael Voight
2918 Edison Avenue
Klamath Falls, OR 97603

Escrow No. K56244B

Title No. K56244B

STATUTORY WARRANTY DEED

John Carl O'Neill, an estate in fee simple, Grantor, conveys and warrants to Michael Voight, an estate in fee simple, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See legal description marked Exhibit "A" attached hereto and by this reference made a part hereof as though set forth herein.

This property is free of liens and encumbrances, EXCEPT: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

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 consideration for this conveyance is \$100,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 12 day of Dec, 2000

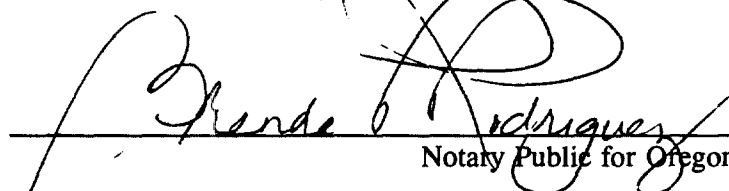

John Carl O'Neill

STATE OF OREGON

County of Klamath } ss.

This instrument was acknowledged before me on this 12th day of December, 2000
by John Carl O'Neill




Notary Public for Oregon

My commission expires: 09/06/2001

EXHIBIT "A"

A tract of land situated in Lot 7, Block 1 Tract 1109 – CHALET VISTA SUBDIVISION, situated in the SE ¼ SW ¼ of Section 32, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Lot 7, Block 1 of said Tract 1109 – CHALET VISTA, excepting the following described 5.00 acre tract.

Beginning at the corner common to said Lot 7 and Lot 6 of the North end of Chalet Drive; thence along the line common to said Lots 6 and 7 and the centerline of a 60 foot road easement, as per said Tract 1109, North 251.49 feet, on the arc of a curve to the right (radius = 76.66 feet and central angle = 105 degrees 03 minutes 00 seconds) 140.55 feet, South 74 degrees 57 minutes 00 seconds East 114.47 feet and South 83 degrees 17 minutes 05 seconds East 309.39 feet; thence leaving said Lot line and easement South 42 degrees 25 minutes 50 seconds East 420.01 feet to the South line of said Lot 7; thence North 89 degrees 58 minutes 20 seconds West, along said South lot line 747.76 feet to the East line of Chalet Drive; thence on the arc of a curve to the left (radius point bears North 89 degrees 58 minutes 20 Seconds West 50.00 feet and central angle = 90 degrees 01 minutes 40 seconds) 78.55 feet, with bearings based on the South line of said Lot 7 as being North 89 degrees 58 minutes 20 seconds West.

State of Oregon, County of Klamath
Recorded 01/03/01, at 2:56 p.m.
In Vol. M01 Page 314
Linda Smith,
County Clerk Fee \$ 26.⁰⁰