

2001 JAN 12 PM 3:24

MT52887-MS
WARRANTY DEED

Vol MQ1 Page 1532

DEVIN S. GRABNER and HEIDI HANEY GRABNER, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
MARY A. SUTHERLAND,

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
3809-032AC-10100-000 476531

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 85,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 313 HIGH STREET, KLAMATH FALLS, OR 97601

Dated this 11 day of January, 2001.

Devin S. Grabner
DEVIN S. GRABNER

Heidi Haney-Grabner
HEIDI HANEY GRABNER

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on January 11, 2001 by DEVIN
S. GRABNER AND HEIDI HANEY GRABNER.

[Signature]
(Notary Public for Oregon)

My commission expires 11-21-03

ESCROW NO. MT52887-MS

Return to:
MARY A. SUTHERLAND
313 HIGH STREET
KLAMATH FALLS, OR 97601

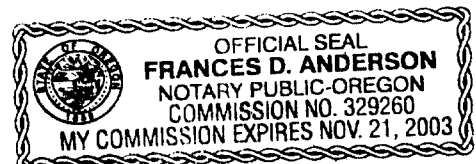


EXHIBIT "A"
LEGAL DESCRIPTION

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A portion of Lot 5, Block 7, EWAUNA HEIGHTS ADDITION, and all of Lot 7, Block 49, FIRST ADDITION TO KLAMATH FALLS, OREGON, in the County of Klamath, State of Oregon, described as follows:

Beginning at the Southeast corner of Lot 7, Block 49 in FIRST ADDITION TO KLAMATH FALLS, OREGON; thence Northwesterly, parallel with Third Street 110 feet to the Northeast corner of Lot 7; thence Southwesterly parallel with Washington Street, 52.8 feet; thence Southeasterly parallel with Third Street, 110 feet; thence Northeasterly parallel with Washington Street, 52.8 feet to the point of beginning.

State of Oregon, County of Klamath
Recorded 01/12/01, at 3:24 p.m.
In Vol. M01 Page 1532
Linda Smith,
County Clerk Fee \$ 26⁰⁰