

2001 JAN 26 AM 11:19

MTC 53004-LB  
WARRANTY DEED

Vol MQ1 Page 3201

CHARLES W. HINKS, SR and PATRICIA J. RHODES, with the rights of survivorship, Grantor(s) hereby grant, bargain, sell, warrant and convey to:

WILLIAM A. MASON,

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  
ACCT3612014C001500 KEY #256849

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 3,000.00.

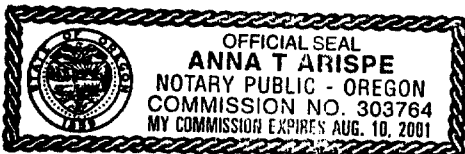
Until a change is requested, all tax statements shall be sent to Grantee at the following address: P O BOX 302, BEATTY, OR 97621

Dated this 24th day of January, 2001.

Charles W. Hinks Sr.  
CHARLES W. HINKS, SR  
Patricia J. Rhodes  
PATRICIA J. RHODES

State of Oregon  
County of Jackson

This instrument was acknowledged before me on January 24, 2001 by  
CHARLES W. HINKS, SR AND PATRICIA J. RHODES.



Anna T. Arispe  
(Notary Public for Oregon)

My commission expires 8-10-01

ESCROW NO. MT53004-LB

Return to:

WILLIAM A. MASON  
P O BOX 302  
BEATTY, OR 97621

26.00 m

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

Beginning at a point 578.8 feet North and 228 feet East of the quarter corner common to Sections 15, 14, 22 and 23, all in Township 36 South, Range 12 East, Willamette Meridian; thence East 250 feet; thence North 209 feet; thence West 250 feet; thence South 209 feet to the place of beginning, being a portion of Lots 28 and 29, Section 14, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.



State of Oregon, County of Klamath  
Recorded 01/26/01, at 11:19 a. m.  
In Vol. M01 Page 3201  
**Linda Smith,**  
County Clerk Fee \$ 26<sup>00</sup>