

BENNY J. GARCIA,

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

THOMAS C.H. FULLER and SPRING A. FULLER, 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# 3909-015AB-02400

KEY# 578182

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 71,000.00.Until a change is requested, all tax statements shall be sent to Grantee at the following address: 4804 BISBEE STREET, KLAMATH FALLS, OR 97603Dated this 26 day of January, 2001.

Benny J. Garcia
BENNY J. GARCIA

State of CaliforniaCounty of San JoaquinThis instrument was acknowledged before me on January 26, 2001 by BENNY J. GARCIA.

Cathy Verkerek
(Notary Public)

My commission expires 3-21-03

ESCROW NO. MT52876-TM

Return to:

THOMAS C.H. FULLER
4804 BISBEE STREET
KLAMATH FALLS, OR 97603

EXHIBIT "A" LEGAL DESCRIPTION

A tract of land situated in the NW1/4 NE1/4, Section 15, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and portions of Tracts 15 and 18, Subdivision of "Tracts 25 to 32, inclusive, together with the South 10 feet of Tracts 33 and 34 of ALTAMONT RANCH TRACTS", and being more particularly described as follows:

Beginning at the Southeast corner of said Tract 15; thence South 88 degrees 46' East, along the Easterly prolongation of the South line of said Tract 15, 51.5 feet to a 5/8 inch iron pin on the Westerly right of way of Bisbee Street as shown on Map of Record Survey No. 3553, said right of way line being established by order of the Board of County Commissioners on December 31, 1981; thence North 00 degrees 00' 04" West, along said Westerly right of way line, 81.52 feet to a 5/8 inch iron pin; thence leaving said right of way line North 60 degrees 48' West 357.29 feet to a 5/8 inch iron pin, said point being 273.0 feet Easterly of, and at right angles to, the West line of said Tract 15; thence South 00 degrees 08' 06" West 249.10 feet, more or less, to a 5/8 inch iron pin on the South line of said Tract 15; thence South 88 degrees 46' East, along said South line, 261.0 feet, more or less, to the point of beginning.

State of Oregon, County of Klamath
Recorded 01/30/01, at 11:14a m.
In Vol. M01 Page 3556
Linda Smith,
County Clerk Fee \$ 26⁰⁰