

K56587

2001 MAR -2 AM 11: 07

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

Grantor: Ronald J. Mastroggiuseppe/Joy Mastroggiuseppe

Grantee: Stephen R. Mark/Amy M. Mark

After recording, return to: Stephen R. & Amy M. Mark
P.O. Box 487
Fort Klamath, OR 97626

Consideration: \$66,500.00

WITNESS THIS INDENTURE, that Ronald J. Mastroggiuseppe and Joy Mastroggiuseppe hereinafter known as Grantor, for the consideration hereinafter stated, have bargained and sold, and by these presents do grant, bargain, sell and convey unto Stephen R. Mark and Amy M. Mark, husband and wife, hereinafter known as Grantee, the following described premises, situated in Klamath County, Oregon, to-wit:

Parcel 1: Commencing at a point 308 feet South of the Northeast corner of Section 21, Township 33 South, Range 7 ½ East of the Willamette Meridian; thence West 200 feet; thence South 90 feet; thence East 200 feet; thence North 90 feet to the point of beginning.

Parcel 2: Commencing 398 feet South of the Northeast corner of Section 21, Township 33 South, Range 7 ½ East of the Willamette Meridian, thence 200 feet West; thence South 20 feet; thence East 200 feet; thence North 20 feet, to the point of beginning.

Subject to: Reservations, including the terms and provisions thereof, as contained in the deed from Daniel Cronemiller and Mary J. Cronemiller, his wife, to F. Larson and R. Newman, dated July 13, 1899, recorded March 13, 1900, in Volume 12 page 599, Deed records of Klamath County, Oregon, as follows: "In case intoxicating liquor is sold on above described, land to revert to Makers of this deed or their heirs."

Telephone line right of way easement, including the terms and provisions thereof from Richard Olney Varnum and Elva Moon Varnum to Telephone Utilities of Eastern Oregon, Inc., an Oregon Corporation, dated January 15, 1988, recorded May 23, 1988, in Volume M88, page 7979, Deed records of Klamath County, Oregon.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$66,500.00. However, the actual consideration includes other property which is part of the consideration. (Strike out the above when not applicable)

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantees as an estate by the entirety. And the said grantors do hereby covenant, to and with the said grantees, and their assigns, that they are the owners in fee simple of said premises; that they are free from all encumbrances, that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

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

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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.

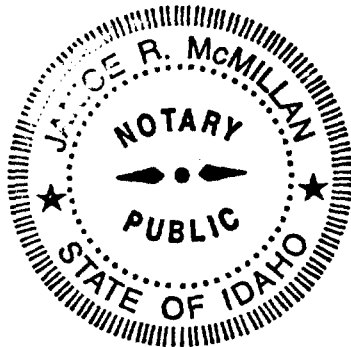
IN WITNESS WHEREOF, We have hereunto set our hands and seals this 16th day of February, 2001

Ronald J. Mastrogiuseppe
Joy Mastrogiuseppe

STATE OF ~~OREGON~~ ^{IDAHO})
 County of LATAH) SS Dated:

Personally appeared the above named Ronald J. Mastrogiuseppe and Joy Mastrogiuseppe and acknowledged the foregoing instrument to be their voluntary act and deed. Before me:

Jamie R. McMILLAN
 Notary Public for ~~Oregon~~ ^{Idaho}
 My Commission Expires: 04-20-04



State of Oregon, County of Klamath
 Recorded 03/02/01, at 11:07 Am.
 In Vol. M01 Page 8502
Linda Smith,
 County Clerk Fee\$ 26.00