

2001 MAR -2 PM 3:16

MT53085-MS  
WARRANTY DEED

Vol M01 Page 8707

MARGARET L. TRULOVE, TRUSTEE OF THE TRULOVE FAMILY TRUST, U.T.A. DATED MARCH 5, 1987,

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

DANIAL A. WIARD and MELINDA S. WIARD, husband and wife,

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  
3909-010DA-07600-000 545440

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 105,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 4030 BRISTOL AVENUE, KLAMATH FALLS, OR 97603

Dated this 1st day of march, 2001.

TRUSTEE OF THE TRULOVE FAMILY TRUST UTA  
DATED MARCH 5, 1987

BY: Margaret L. Trulove  
MARGARET L. TRULOVE, TRUSTEE

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on March 1, 2001 by  
MARGARET L. TRULOVE, TRUSTEE OF THE TRULOVE FAMILY TRUST, U.T.A. DATED MARCH 5, 1987.

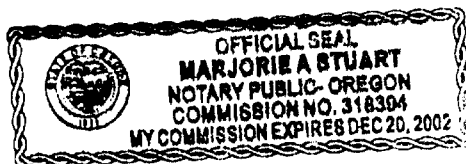
Marjorie A. Stuart  
(Notary Public for Oregon)

My commission expires 12-20-02

ESCROW NO. MT53085-MS

Return to:

DANIAL A. WIARD  
4030 BRISTOL AVENUE  
KLAMATH FALLS, OR 97603



36.00

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

**8708**

PARCEL 1:

Lot 4 and the Westerly 65 feet of Lot 3, SUMMERS PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2:

The Easterly 10 feet of Lot 3, SUMMERS PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

State of Oregon, County of Klamath  
Recorded 03/02/01, at 2:16 p m.  
In Vol. M01 Page 8707  
*Linda Smith,*  
County Clerk Fee \$ 26<sup>00</sup>