

2001 MAR -7 AM 10: 42



WARRANTY DEED

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ASPEN TITLE ESCROW NO. 01052362

AFTER RECORDING RETURN TO:

Mr. David King

250 Division St.  
Klamath Falls, OR. 97601

State of Oregon, County of Klamath

Recorded 03/07/01, at 10:42am.

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Linda Smith,

County Clerk Fee\$ 21.00

UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVE

THE DION EB LAND TRUST, DATED MAY, 1999, MIKE MASK, SUCCESSOR  
TRUSTEE, hereinafter called GRANTOR(S), convey(s) and warrants  
to DAVID KING, hereinafter called GRANTEE(S), all that real  
property situated in the County of Klamath, State of Oregon,  
described as:

The Northwesternly one-half of Lots 5 and 6 in Block 22 of  
INDUSTRIAL ADDITION to the City of Klamath Falls, in the County  
of Klamath, State of Oregon.

Code 1, Map 3809-33BA, Tax Lot 2100

*OK* 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 30.390."

and covenant(s) that grantor is the owner of the above described  
property free of all encumbrances except covenants, conditions,  
restrictions, reservations, rights, rights of way and easements  
of record, if any, and apparent upon the land, contracts and/or  
liens for irrigation and/or drainage AND, Trust Deed, including  
the terms and conditions thereof, recorded March 7, 2001,  
in Book M-01 at Page 9178, in favor of Bruce E. Brink, in  
Mortgage Records of Klamath County, Oregon, which Trust Deed  
the Grantee herein DOES NOT agree to assume and pay and Grantor  
hereby holds Grantee harmless therefrom, and Grantor herein  
warrants that this Trust Deed will be paid in full prior to or  
at the time of payment in full of the All-inclusive Trust Deed  
between Grantor and Grantee herein which is being recorded  
immediately subsequent to the recording of this Deed., and will  
warrant and defend the same against all persons who may  
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is  
\$23,000.00.

In construing this deed and where the context so requires, the  
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument  
this 12th day of February, 2001.

THE DION EB LAND TRUST, DATED MAY, 1999

BY: \_\_\_\_\_  
MIKE MASK, SUCCESSOR TRUSTEE

STATE OF WASHINGTON, County of Ow. litz ) ss.

On February 17, 2001, personally appeared Mike Mask  
Successor Trustee of The Dion Eb Land Trust, May

*21A* R. J. Kell  
Notary Public for Washington

My Commission Expires: June 16, 2003

