

2001 MAR 14 PM 3: 28

CAROLE FRYE AKA CAROL FRYE,

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

CHARLES A. CLELAND and CORRENE C. CLELAND, 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:

THE N1/2 OF THE S1/2 OF THE SE1/4 OF SECTION 8, TOWNSHIP 39 SOUTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON. TOGETHER WITH THE FOLLOWING EASEMENTS FOR INGRESS AND EGRESS: ROADWAY EASEMENT RECORDED DECEMBER 2, 1975 IN VOLUME M75, PAGE 15158; EASEMENT RECORDED MARCH 12, 1975 IN VOLUME M75, PAGE 2871; EASEMENT RECORDED JANUARY 18, 1974 IN VOLUME M74, PAGE 7514; AND EASEMENT RECORDED JUNE 18, 1974 IN VOLUME M74, PAGE 7508, ALL MICROFILM RECORDS OF KLAMATH COUNTY, OREGON.

3908-008DO-100
3908-008DO-100

706819
581472

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 185,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 3447 HWY 39, KLAMATH FALLS, OR 97603

Dated this 14th day of March, 2001.

Carole Frye
CAROLE FRYE

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on March 1, 2001 by CAROLE FRYE.

Lisa Weatherby
(Notary Public for Oregon)

My commission expires 11/20/2003

ESCROW NO. MT53312-LW

Return to:
CHARLES A. CLELAND
3447 HWY 39
KLAMATH FALLS, OR 97603



State of Oregon, County of Klamath
Recorded 03/14/01, at 3:28 p. m.
In Vol. M01 Page 10362
Linda Smith,
County Clerk Fee \$ 21.00