

WARRANTY DEED

DOUGLAS E. COLLIER, Grantor, conveys and warrants to STEVEN D. LOWELL, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

See attached Exhibit A.

The true consideration for this conveyance, together with personal property, is Eighty Thousand (\$80,000) Dollars..

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.

Dated this 14 day of March, 2001.

Douglas E. Collier
DOUGLAS E. COLLIER

STATE OF OREGON)
) ss.
County of Klamath)

On this 14 day of March, 2001, personally appeared before me the above named Douglas E. Collier and acknowledged the foregoing instrument to be his voluntary act and deed.



Diane Loney
Notary Public for Oregon
My commission expires: 3/27/01

Douglas E. Collier,
Grantor
to
Steven D. Lowell,
Grantee

After recording return to:
Donald R. Crane
Attorney At Law
303 Pine Street, Suite 201
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Steven D. Lowell
318 East Main Street
Klamath Falls, OR 97601

Rt
oc

26v

REAL PROPERTY

An undivided one-half interest in that certain real property situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Beginning on the Southwesterly line of East Main Street at a point distant 15 feet Southeasterly from the most Northerly corner of Lot 28 in Block 14 of INDUSTRIAL ADDITION to the City of Klamath Falls, Oregon, and running thence in a Southwesterly direction to a point in the South line of Lot 29 in said Block 14, distant 14 feet West from the Southeast corner thereof; thence continuing on said line to the intersection with a line running East and West, parallel with and 16 feet South of the North line of Lot 26 in said Block 14; thence West on the last said line to the East line of Richmond Street; thence South 17 feet along the East line of Richmond Street; to a point 8 feet South of the Northwest corner of Lot 25; thence East on a line parallel to the North line of Lot 25 in said Block 14, a distance of 79.68 feet; thence Northeasterly on a line that is at right angles to East Main Street, 92.75 feet to a point in the Southwesterly line of East Main Street, which point is 69 feet Southeasterly from the most Northerly corner of Lot 28; thence Northwesterly on the East line 54 feet to the point of beginning.

and

Beginning on the Southwesterly line of East Main St. at a point distant 69 feet Southeasterly from the most Northerly corner of Lot 28 in Block 14, INDUSTRIAL ADDITION to the City of Klamath Falls, Oregon, and running thence Southwesterly and at right angles to East Main St. 92.75 feet to a point 17 feet North of the South line of Lot 25; thence West 79.68 feet along a line parallel to the South line of Lot 25, in said Block 14, to a point on the East line of Richmond St.; thence South along the East line of Richmond St. 17 feet to the Southwesterly corner of said Lot 25; thence East along the Southerly line of Lot 25, Block 14 to its intersection with the West line of Owens St.; thence North along the West line of Owens St. to its intersection with the Southwesterly line of East Main St.; thence Northwesterly along last said line 19 feet more or less to the point of beginning, situate in the City of Klamath Falls, Klamath County, Oregon, according to the duly plat thereof on record and file in the office of the County Clerk of Klamath County, Oregon.

EXHIBIT A

State of Oregon, County of Klamath
Recorded 03/14/01, at 2:48 p. m.
In Vol. M01 Page 10401
Linda Smith,
County Clerk Fee \$ 26⁰⁰