

'01 MAR 28 PM3:21

mtc S3336
WARRANTY DEED

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AARON U JONES,

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

STEPHEN R. WERT, an unmarried person,

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 ~~DESCHUTES~~ Klamath and State of Oregon, to wit:

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 10,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 2590 NE COURTNEY DRIVE, SUITE 1, BEND, OR 97701

Dated this 03-20 day of 01, ____.

Aaron U Jones
AARON U JONES

State of Oregon

County of ~~DESCHUTES~~
KLAMATH

This instrument was acknowledged before me on March 20, 2001 by AARON U. JONES.

Dale A Riddle
(Notary Public for Oregon)
My commission expires 9-26-01

ESCROW NO. BT033647LR

Return to:

STEPHEN R. WERT
2590 NE COURTNEY DRIVE, SUITE 1
BEND, OR 97701



12605

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situate in the N1/2 of the NE1/4 of Section 20, Township 30 South, Range 9 East, Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point 900 feet East of the Southwest corner of the N1/2 NE1/4 of Section 20, Township 30 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence continuing due East for 660 feet and thence North for 660 feet and thence West for 660 feet and thence South 660 feet to the point of beginning.

State of Oregon, County of Klamath
Recorded 03/28/01, at 2:21 p. m.
In Vol. M01 Page 12604
Linda Smith,
County Clerk Fee\$ 26⁰⁰