

'01 APR 2 PM3:25

mtc S3376-MS
WARRANTY DEED

Vol M01 Page 13385

JAMES B. KINANE,

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

LAWRENCE WONG,

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 E1/2 OF THE NW1/4 OF THE NE1/4 AND THE NE1/4 OF THE NE1/4 AND ALL SOUTHERLY SIXTY (60) FEET OF THE W1/2 OF THE NW1/4 OF SECTION 7, AND ALL THAT PART OF THE NW1/4 OF THE NW1/4 OF SECTION 8 IN TOWNSHIP 35 SOUTH, RANGE 12 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, THAT LAYS WEST OF THE SYCAN RIVER.

3512-00700-00100

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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 24,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 413 THIRD STREET, OAKLAND, CA 94607

Dated this 27 day of MARCH, 2001.

James B. Kinane
JAMES B. KINANE

State of MAINE
County of WASHINGTON

This instrument was acknowledged before me on MARCH 27, 2001 by JAMES B. KINANE.

Mindy J. Johnson
(Notary Public)

My commission expires MINDY J. JOHNSON
NOTARY PUBLIC MAINE
My Commission Expires Dec. 22, 2003

ESCROW NO. MT53376-MS

Return to:

LAWRENCE WONG
413 THIRD STREET
OAKLAND, CA 94607

EXHIBIT "A"
LEGAL DESCRIPTION

13386

The E1/2 of the NW1/4 of the NE1/4 and the NE1/4 of the NE1/4 and the Southerly sixty (60) feet of the W1/2 of the NW1/4 of the NE1/4 of Section 7, and all that part of the NW1/4 of the NW1/4 of Section 8 in Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, that lays West of the Sycan River.

TOGETHER WITH an easement and right of way for roadway and utility purposes as disclosed in Warranty Deed dated November 23, 1964, recorded November 30, 1964 in Volume 357, page 603, Microfilm Records of Klamath County, Oregon

State of Oregon, County of Klamath
Recorded 04/02/01, at 2:29 p.m.
In Vol. M01 Page 13385
Linda Smith,
County Clerk Fee \$ 26⁰⁰