

IRENE V. WAGNER, TRUSTEE OF THE MARGARET A. HOWARD TRUST,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
LANCE P. MC CUISTON and GINA M. MC CUISTON, as tenants by the entirety,  
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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

ACCT #3911-V2000-00200      KEY #617381  
ACCT #3911-V2000-00200      KEY #7254

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      140,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address:    19303 N. POE VALLEY ROAD, KLAMATH FALLS, OR    97603

Dated this 13<sup>th</sup> day of April, 2001.

THE MARGARET A. HOWARD LIVING TRUST  
BY: Irene V. Wagner, Trustee  
IRENE V. WAGNER, TRUSTEE

ⓧ Margaret A. Howard

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on April 13, 2001 by IRENE  
V. WAGNER, TRUSTEE OF THE MARGARET A. HOWARD LIVING TRUST.



Kristil Redd  
(Notary Public for Oregon)

commission expires 11/16/2003

ESCROW NO. MT53475-KR

Return to:  
LANCE P. MC CUISTON  
19303 N. POE VALLEY ROAD  
KLAMATH FALLS, OR 97603

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A tract of land situated in Section 20, Township 39 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon, being a portion of Lot 2, of Parcel No. 2, as shown on Survey No. 1447, as recorded in the office of the Klamath County Surveyor, and being more particularly described as follows:

Beginning at the N1/4 corner of said Section 20; thence South 89 degrees 05' 36" West along the North line of said Section 20, 272.15 feet; thence South 00 degrees 54' 24" East 948.37 feet; thence South 29 degrees 38' 20" West 750.00 feet to a point on the Northerly right of way line of the County Road, said point being South 60 degrees 21' 40" East 170.00 feet from the most Southerly corner of Lot 3 of said Parcel No. 2; thence South 60 degrees 21' 40" East, along said right of way line 470.00 feet to a point which is North 60 degrees 21' 40" West 60.00 feet from the Southwest corner of Lot 1 of said Parcel No. 2; thence North 29 degrees 38' 20" East, parallel to and 60 feet Northwesterly of, measured at right angles to, the Westerly line of said Lot 1, a distance of 750.00 feet; thence North 00 degrees 24' 00" West 1186.00 feet to a point on the North line of said Section 20; thence South 89 degrees 36' 00" West 143.10 feet to the point of beginning.

State of Oregon, County of Klamath  
Recorded 04/16/01, at 3:22 p m.  
In Vol. M01 Page 16199  
*Linda Smith,*  
County Clerk Fee \$ 26<sup>00</sup>