

'01 MAY 2 PM 3:21

MTL 53285 - TM
WARRANTY DEED

Vol M01 Page 20137

ROGER DALE BABCOCK AKA ROGER BABCOCK AND LAURENA JUNE BABCOCK AKA LAURENA BABCOCK AS TENANTS BY THE ENTIRETY.,

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

DAVE L. ALEXANDER and KATHERINE L. ALEXANDER, 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# 3809-035CC-02500

KEY# 447957

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 130,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 906 TIMBER CREEK DR., LEWISVILLE, TX 75067

Dated this 30 day of April, 2001.

Roger Babcock
ROGER BABCOCK

Laurena Babcock
LAURENA BABCOCK

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on April 30, 2001 by ROGER BABCOCK AND LAURENA BABCOCK.

Tamara L. McDaniel
(Notary Public for Oregon)

My commission expires 12/17/01

ESCROW NO. MT53285-TM

Return to:

DAVE L. ALEXANDER
906 TIMBER CREEK DR.
LEWISVILLE, TX 75067



EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situate in the SW1/4 SW1/4 of Section 35, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the West line of said Section 35, 156.65 feet South of the Northwest corner of the SW1/4 SW1/4 of Section 35; thence North 89 degrees 57' East a distance of 156 feet more or less, to the center line of the Enterprise Irrigation District Canal, thence Southwesterly along the center line of said canal to its intersection with the West line of said Section 35; thence North 0 degrees 12' East along the West line of said Section 186.35 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM any portion of said land lying and being within the boundaries of Summers Lane.

State of Oregon, County of Klamath
Recorded 05/02/01, at 3:21 p m.
In Vol. M01 Page 20137
Linda Smith,
County Clerk Fee \$ 26⁰⁰