

'01 JUN 8 PM2:56

mtc 53941-ms
WARRANTY DEED

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D & P PROPERTIES,

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

ERICA CHRISTINE BRUECKNER,

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

3809-032BD-01000

474640

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 75,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 230 WASHINGTON STREET, KLAMATH FALLS, OR 97601

Dated this 7th day of June, 2001.

D & P PROPERTIES

BY:

Kent Pederson
KENT PEDERSON, PARTNER

BY:

Phil Doddridge
PHIL DODDRIDGE, PARTNER

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on June 7, 2001 by KENT PEDERSON AND PHIL DODDRIDGE, PARTNERS OF D & P PROPERTIES.

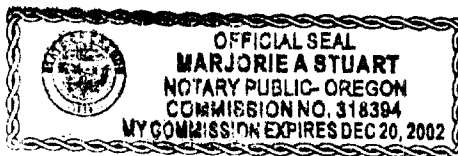
Marjorie A Stuart
(Notary Public for Oregon)

My commission expires 12-20-02

ESCROW NO. MT53941-MS

Return to:

ERICA CHRISTINE BRUECKNER
230 WASHINGTON STREET
KLAMATH FALLS, OR 97601



2600 m

EXHIBIT "A"
LEGAL DESCRIPTION

Beginning at the Northeast corner of Lot 10 in Block 6 of EWAUNA HEIGHTS ADDITION to Klamath Falls, Oregon; thence Southeasterly along the Westerly line of Third Street, 55 feet, more or less, to a point which is 55 feet Northwesterly from the Southeast corner of said Lot 10; thence Southwesterly parallel with Washington Street 106 feet, more or less, to the Westerly line of Lot 9 in said Block 6; thence Northwesterly along the Westerly line of Lot 9, 55 feet to the Southerly line of Washington Street, thence Northeasterly along the Southerly line of Washington Street, 106 feet, more or less, to the point of beginning, being a strip of land 55 feet, in width measured off the Northwesterly side of Lots 9 and 10 in Block 6, EWAUNA HEIGHTS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

State of Oregon, County of Klamath
Recorded 06/08/01, at 2:56 p. m.
In Vol. M01 Page 27039
Linda Smith,
County Clerk Fee \$ 26.00