

mtc54217-ms
WARRANTY DEED

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JAMES M. MACHADO and J. RANELL MACHADO, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
JEFF HANSETH,

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
3909-011BC-03100 551511

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 76,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 4548 DENVER AVENUE, KLAMATH FALLS, OR 97603

Dated this 12th day of July, 2001

James M. Machado
JAMES M. MACHADO

J. Ranell Machado
J. RANELL MACHADO

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on July 12, 2001 by JAMES
M. MACHADO AND J. RANELL MACHADO.

Marjorie A Stuart
(Notary Public for Oregon)

My commission expires 12/20/02

ESCROW NO. MT54217-MS

Return to:
JEFF HANSETH
4548 DENVER AVENUE
KLAMATH FALLS, OR 97603



EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the N1/2 SW1/4 NW1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, particularly described as follows:

Beginning at a point marked by an iron pin driven in the ground in the center line of a 60 foot roadway, from which the section corner common to Sections 2, 3, 10 and 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, bears South 89 degrees 44 1/2' West along the center line of said roadway 1,284.4 feet to a point in the West boundary of said Section 11, and North 0 degrees 13 1/2' West along the section line 1,662.5 feet; running thence South 0 degrees 7' East 331.55 feet to a point in the Southerly boundary of said N1/2 SW1/4 NW1/4 of said Section 11; thence North 89 degrees 42' East along said boundary line 68.8 feet, more or less, to the East boundary of the N1/2 SW1/4 NW1/4 of said Section 11; thence North 0 degrees 7' West along said boundary line 331.5 feet, more or less, to the center line of said roadway; thence South 89 degrees 44 1/2' West along the center line of said roadway 69.4 feet, more or less, to the point of beginning. Subject to an easement for one-half of the right of way of the above mentioned 60 foot roadway.

State of Oregon, County of Klamath
Recorded 07/13/01 at 3:12 p. m.
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Linda Smith,
County Clerk Fee \$ 26⁰⁰ -