

'01 JUL 26 PM3:24

MT54626-MS

WARRANTY DEED

Vol. MQ1 Page 37232

HIGHLAND FEDERAL COMMUNITY CREDIT UNION,

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

DAVID R. LARSON and ANN LARSON, husband and wife,

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

3909-002CC-02700-000

520341

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 40,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1635 CRESCENT AVENUE, KLAMATH FALLS, OR 97601

Dated this 25th day of July, 2001.

HIGHLAND FEDERAL COMMUNITY CREDIT UNION

BY:

JAMES L. COBINE CHIEF FINANCIAL

OFFICER

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on July 25, 2001 by JAMES L. COBINE, AS CHIEF FINANCIAL OFFICER FOR HIGHLAND COMMUNITY FEDERAL CREDIT UNION.


(Notary Public for Oregon)

My commission expires 12-20-02

ESCROW NO. MT54626-MS

Return to:

DAVID R. LARSON
1635 CRESCENT AVENUE
KLAMATH FALLS, OR 97601



2660 M

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

A portion of the SW1/4 SW1/4 Section 2, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point 950 feet North of the Southwest corner of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, running East 119 feet; thence North 100 feet; thence West 119 feet; thence South 100 feet to the point of beginning.

EXCEPTING THEREFROM the Westerly 30 feet of the above described property conveyed to Klamath County for road purposes.

PARCEL 2:

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

Beginning at the intersection of the Easterly line of Summers Lane with the South line of said Section 2; thence North 0 degrees 04' West along the Easterly line of Summers Lane a distance of 30 feet; thence South 89 degrees 32' East parallel with the South line of said Section 2 a distance of 208 feet; thence North 0 degrees 04' West parallel with the Easterly line of Summers Lane a distance of 920 feet; thence North 89 degrees 32' West parallel with the South line of said Section 2 a distance of 119 feet to a one-half inch iron pin marking the true point of beginning of this description; thence North 0 degrees 04' West parallel with the Easterly line of Summers Lane a distance of 100 feet to a one-half inch iron pin; thence South 89 degrees 32' East parallel with the South line of said Section 2 a distance of 35 feet; thence South 0 degrees 04' East parallel with the Easterly line of Summers Lane a distance of 100 feet; thence North 89 degrees 32' West parallel with the South line of said Section 2 a distance of 35 feet to the true point of beginning.

State of Oregon, County of Klamath
Recorded 07/26/01 at 3:24 p. m.
In Vol. M01 Page 37232
Linda Smith,
County Clerk Fee\$ 26⁰⁰