

'01 JUL 27 PM3:14

MTL 54535 -TM

# WARRANTY DEED

Vol M01 Page 37665

KARLA K. MCDONALD,

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

CLINTON D. GARDNER and EADIE L. GARDNER, 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

ACCT# 3606-010CA-04100

KEY# 314519

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 115,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 29324 "A" STREET, KLAMATH FALLS, OR 97601

Dated this 25th day of July, 2001.

Karla K. McDonald  
KARLA K. MCDONALD

State of SD Meade

County of Meade

This instrument was acknowledged before me on July 25, 01 by KARLA K. MCDONALD.

Paula Chibak Baskin  
(Notary Public)

My commission expires My Commission Expires June 26, 2004

ESCROW NO. MT54535-TM

Return to:

CLINTON D. GARDNER

29324 "A" STREET

KLAMATH FALLS, OR 97601

EXHIBIT "A"  
LEGAL DESCRIPTION

37666

A tract of land situated in the NE1/4 SW1/4 of Section 10, Township 36 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, and more particularly described as follows:

Beginning at an iron pin at the Southwest corner of Lot 25, FRONTIER TRACTS, said corner being South 0 degrees 36' West a distance of 669.4 feet and South 89 degrees 24' West a distance of 460 feet from the center 1/4 corner of said Section 10; thence North 0 degrees 36' East a distance of 150 feet to the true point of beginning, and continuing thence North 0 degrees 36' East a distance of 97 feet to an iron pin; thence South 89 degrees 24' West a distance of 50 feet to an iron pin; thence North 0 degrees 36' East a distance of 99.2 feet to an iron pin on the South line of A Street, FRONTIER TRACTS, according to the duly recorded plat thereof; thence North 89 degrees 17' East along the South line of A Street to its intersection with the West line of a 50 foot street fronting on Lots 16 and 17, said FRONTIER TRACTS; thence South 0 degrees 36' West along the West line of said street to its intersection with the North line of a 50 foot street fronting on Lots 20 to 25 inclusive, FRONTIER TRACTS; thence South 89 degrees 24' West along the North line of said street to the point of beginning.

State of Oregon, County of Klamath  
Recorded 07/27/01 at 3:14 p. m.  
In Vol. M01 Page 37665  
Linda Smith,  
County Clerk Fee \$ 26<sup>00</sup>