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mtc 54672 -ms
WARRANTY DEED

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YVONNE M. HIGGINS,

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

MARC SANTINI,

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
3809-032AA-01300-000 763533

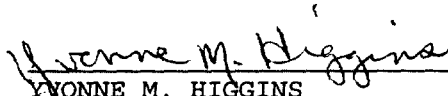
SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:
and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, 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 50,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 7959 PACIFIC LANE, KLAMATH FALLS, OR 97603

Dated this 8th day of August, 2001.


YVONNE M. HIGGINS
State of Oregon
County of KLAMATH

This instrument was acknowledged before me on August 8, 2001 by
YVONNE M. HIGGINS.


(Notary Public for Oregon)
My commission expires 12-20-02

ESCROW NO. MT54672-MS

Return to:
MARC SANTINI
7959 PACIFIC LANE
KLAMATH FALLS, OR 97603



EXHIBIT "A"
LEGAL DESCRIPTION

Lot 6, Block 2, CANAL ADDITION to the City of Klamath Falls, Oregon,
according to the official plat thereof, EXCEPTING THEREFROM the following:

That portion of Lot 6 described as: Beginning at the Southeasterly corner of said Lot 6; thence Northerly along the Easterly line of said Lot 6 a distance of 26 feet; thence Westerly along a line parallel with the Southerly line of said Lot 6, a distance of 8 inches; thence Southerly, along a line parallel with the Easterly line of said Lot 6, a distance of 26 feet to a point on the Southerly line of said Lot 6; thence Easterly, along the Southerly line of said Lot 6, a distance of 8 inches to the point of beginning, and also,

Excepting the following portion of Lot 6: Beginning at a point on the Easterly line of said Lot 6, said point being 61 feet and 6 inches Northerly from the Southeasterly corner of said Lot 6; thence Northerly along the Easterly line of said Lot 6, a distance of 42 feet 6 inches, more or less, to a point on the Southerly line of Main Street; thence Westerly along said Southerly line of Main Street, a distance of 8 inches; thence Southerly along the line parallel with the Easterly line of said Lot 6, a distance of 42 feet 6 inches, more or less; thence Easterly along a line parallel with the Southerly line of Main Street a distance of 8 inches to the point of beginning.

State of Oregon, County of Klamath
Recorded 08/09/01 at 11:10 a.m.
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Linda Smith,
County Clerk Fee\$ 26⁰⁰