

01 AUG 13 PM 3:17

MT 54729-MS  
WARRANTY DEED

Vol. MQ1 Page 40728

JASON A. SALSGIVER and AMY A.C. SALSGIVER, as tenants by the entirety,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
JASON T. CARD and JENNIFER R. CARD, as tenants by the entirety,  
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 #3809-036DQ-02100 KEY #453468

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 97,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 2426 PINE GROVE RD., KLAMATH FALLS, OR 97603

Dated this 13th day of Aug., 2001

Jason A. Salsgiver  
JASON A. SALSGIVER  
BY: Amy A.C. Salsgiver  
AMY A.C. SALSGIVER, HIS  
ATTORNEY-IN-FACT

Amy A.C. Salsgiver  
AMY A.C. SALSGIVER

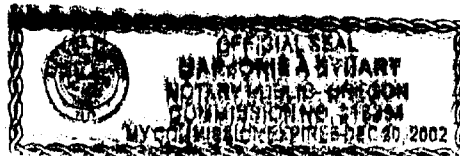
State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on Aug 13, 2001 by AMY  
A.C. SALSGIVER FOR HERSELF AND AS ATTORNEY-IN-FACT FOR JASON A. SALSGIVER.

Mary Ann A. Salsgiver  
(Notary Public for Oregon)  
My commission expires 12/20/02

ESCROW NO. MT54729-MS

Return to:  
JASON T. CARD  
2426 PINE GROVE RD.  
KLAMATH FALLS, OR 97603



40729

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

The Northerly portion of Lot 19 and the Northerly portion of the Westerly 10 feet of Lot 18 in Block 5 of Tract No. 1003, THIRD ADDITION TO MOYINA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at a 1/2 inch iron pipe marking the Northwest corner of said Lot 19; thence East 161.20 feet; thence South 36.97 feet; thence South 70 degrees 16' 30" West 114.82 feet; thence North 35 degrees 03' 10" West 92.49 feet to the point of beginning.

State of Oregon, County of Klamath  
Recorded 08/13/01 at 2:17 p m.  
In Vol. M01 Page 40728  
*Linda Smith,*  
County Clerk Fee\$ 26<sup>00</sup>