

'01 AUG 15 PM3:16

MTL 54780-TM
WARRANTY DEED

Vol MQ1 Page 41190

MARGARET J. FINCH,

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

BENJAMIN J. SCHEEN and KARIN E. SCHEEN, 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# 3809-029CD-05600

KEY# 367748

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 **68,000.00.**

Until a change is requested, all tax statements shall be sent to Grantee at the following address: ,

Dated this 14/10/01 day of August, 2001.

Margaret J. Finch
MARGARET J. FINCH

State of Washington
County of KLAMATH King

This instrument was acknowledged before me on August 14, 2001 by
MARGARET J. FINCH.

Lynne M. White
(Notary Public for Oregon) wa

My commission expires Jan 2, 2005

ESCROW NO. MT54780-TM

Return to:
BENJAMIN J. SCHEEN

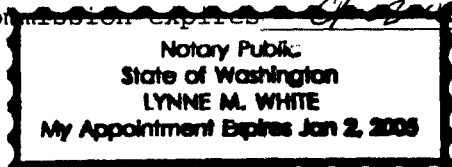


EXHIBIT "A"
LEGAL DESCRIPTION

41191

All that portion of Lots 6 and 7 in Block 6 in FIRST ADDITION to the City of Klamath Falls, Oregon, described as follows, to-wit:

Beginning at a point 50 feet Northeasterly from the most Southerly corner of Lot 6 in Block 6, FIRST ADDITION to the City of Klamath Falls, Oregon; thence Northwesterly and at right angles to Mitchell Street (now known as Mt. Whitney Street) 110 feet; thence Northeasterly and parallel with Mitchell Street (now known as Mt. Whitney Street) 45 feet; thence Southeasterly and at right angles to Mitchell Street (now known as Mt. Whitney Street) 110 feet, to the Northerly line of Mitchell Street, (now known as Mt. Whitney Street); thence Southwesterly along the Northerly line of Mitchell street (now known as Mt. Whitney Street) 45 feet to the place of beginning.

State of Oregon, County of Klamath
Recorded 08/15/01, at 3:16 P.m.
In Vol. M01 Page 41190
Linda Smith,
County Clerk Fee 26.00