

01 SEP 24 PM 11:10

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Order No. K 57206 B

Escrow No. _____

Loan No. _____

WHEN RECORDED MAIL TO GRANTEE:

Alvin J. & Tina R. Lawver

3821 Hope Street

Klamath Falls, OR 97603

1246427 State of Oregon

APN:

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that Dwight Dennis Ellett, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by _____

Alvin J. Lawver and Tina R. Lawver, Husband and Wife

Hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

To have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

And Grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances and that the grantor will warrant and forever defend the 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 131,900.00.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 27th day of July, 2001; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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 DETERMINE ANY LIMITS ON LAWSUITES AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dwight Dennis Ellett
Dwight Dennis Ellett

STATE OF Idaho

COUNTY OF Twin Falls

On 7-27-01

SS.

before me, Linda S. Ruhter

a notary public,

personally appeared, Dwight Dennis Ellett, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal

Signature Linda S. Ruhter

My Commission Expires: 5-20-02

LINDA S. RUHTER
NOTARY PUBLIC
STATE OF IDAHO

K2b

48264

DESCRIPTION

The following described real property situate in Klamath County, Oregon:

The South 94.43 feet of the following described property:

A parcel of land situated in S $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin marking the Southeast corner of SE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 11, said point being the Northeast corner of Perry's Addition to Lloyds Tracts subdivision; thence South 89°50' West along the South line of S $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 11, said line being the North line of Perry's Addition to Lloyds Tracts subdivision a distance of 141.90 feet to an iron pin on the Easterly right of way line of Hope Street; thence North 0°17' East along the Easterly line of Hope Street a distance of 330.43 feet to an iron pin; thence North 89° 59 $\frac{1}{2}$ ' East parallel with the North line of S $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 11 a distance of 142.53 feet to the East line of the S $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 11; thence South 0°23'33" West along the East line of the S $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 11 a distance of 330.05 feet, more or less to the point of beginning.

State of Oregon, County of Klamath
Recorded 09/24/01 at 11:10 a m.
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Linda Smith,
County Clerk Fee\$ 26⁰⁰