

'01 DEC 11 PM3:19

MTL 55664-TM
WARRANTY DEED

Vol MQ1 Page 63341

THERON R. WALKER and V. MARIE WALKER, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
DALLAS L. SUTPHIN,

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#3909-011BD-02400 KEY#551959

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 \$ 99,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 4699 DENVER AVENUE, KLAMATH FALLS, OR 97603

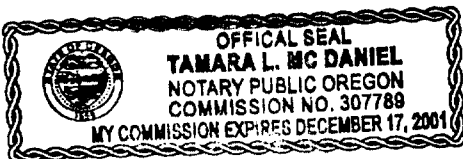
Dated this 10 day of December 2001

Theron R. Walker
THERON R. WALKER

V. Marie Walker
V. MARIE WALKER

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on December 10, 2001 by
THERON R. WALKER AND V. MARIE WALKER.



Tamara L. McDaniel
(Notary Public for Oregon)

My commission expires 12/17/01

ESCROW NO. MT55664-TM

Return to:
DALLAS L. SUTPHIN
4699 DENVER AVENUE
KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath
Recorded 12/11/01 3:19 P. m.
Vol M01, Pg 63341-42
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

26.00 M

EXHIBIT "A"
LEGAL DESCRIPTION

A piece or parcel of land situate in the N1/2 SE1/4 NW1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more fully described as follows:

Beginning at a point in the center line of a 60 foot roadway from which the section corner common to Sections 2, 3, 10 and 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and as marked on the ground by an iron pin driven therein bears South 89 degrees 44 1/2' West along said roadway center line 1,945.1 feet to a point in the West boundary of said Section 11; and North 0 degrees 13 1/2' West 1,662.5 feet to the said section corner and running thence North 0 degrees 01' West 331.05 feet to a point in the Northerly boundary of said N1/2 SE1/4 NW1/4 of Section 11; thence North 89 degrees 47' East along said boundary line 131.4 feet; thence South 0 degrees 01' East 330.95 feet, more or less, to an intersection with the center line of the above mentioned roadway; thence South 89 degrees 44 1/2' West along said roadway center line 131.4 feet, more or less, to the said point of beginning, said tract being what is known as Tracts 39 and 50 of BURTON TRACTS; EXCEPT therefrom, that portion lying within the right of way of Denver Avenue.