

'01 DEC 20 PM3:05

mtc 54736-KR  
WARRANTY DEED

Vol M01 Page 65168

STEVEN E. GELHARDT and JUDY C. GELHARDT, as tenants by the entirety,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
DANNY R. ALLEN and CYNTHIA L. ALLEN, 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 #3909-002CD-05100 KEY #521073

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 \$ 135,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 2958 Hope Street, Klamath Falls, OR 97603

Dated this 19th day of November, 2001.

Steven E. Gelhardt  
STEVEN E. GELHARDT

Judy C. Gelhardt  
JUDY C. GELHARDT

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on November 19, 2001 by  
STEVEN E. GELHARDT AND JUDY C. GELHARDT.



Kristil Redd  
(Notary Public for Oregon)

commission expires 11/16/2003

ESCROW NO. MT54736-KR

Return to:  
DANNY R. ALLEN  
2958 HOPE STREET  
KLAMATH FALLS OR 97603

State of Oregon, County of Klamath  
Recorded 12/20/01 3:05 P m.  
Vol M01, Pg 65168  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

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

Beginning at a point in the South line of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, which is 695.5 feet, more or less, West of the quarter corner common to Section 2 and 11, of said Township and Range, and which point of beginning is also in the West line of Hope Street and is the Northeast corner of tract 37 of HOMEDALE, a platted subdivision in Klamath County, Oregon; thence North 0 degrees 13' East along the West line of said Hope Street a distance of 115.0 feet; thence North 89 degrees 56' West 47 feet; thence North 66 degrees 52' West along a line parallel to the center line of the Oregon-California & Eastern Railway, a distance of 801.2 feet to the Northeasterly right-of-way line of the U.S.R.S. Main Canal; thence South 39 degrees 15' East (South 39 degrees 08' East U.S.R.S.) along said right-of-way line a distance of 554.1 feet, more or less to the South line of said Section 2, which is also the North line of said Tract 37, HOMEDALE; thence South 89 degrees 54' East along said Section line a distance of 432.8 feet to the point of beginning and being a parcel of land lying in the S1/2 SW1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.