

MICHAEL O. KRAUSE and SHEREE L. KRAUSE, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
RONNIE R. SETTLEMIRE and CAROLYN R. SETTLEMIRE, 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
534540 3909-005CD-08800
801555 3909-005CD-08801

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 \$ 100,450.00

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 2348 GREENSPRINGS DRIVE, KLAMATH FALLS, OR 97601

Dated this 20th day of Nov., 2001.

Michael O. Krause
MICHAEL O. KRAUSE

Sherree L. Krause
SHEREE L. KRAUSE

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Nov. 20, 2001 by
MICHAEL O. KRAUSE AND SHEREE L. KRAUSE.



[Signature]
(Notary Public for Oregon)
My commission expires 6-18-04

ESCROW NO. MT55760-TA

Return to:
RONNIE R. SETTLEMIRE
2348 GREENSPRINGS DRIVE
KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath
Recorded 12/28/01, at 3:09 p m
in Vol. M01 Page 66691
Linda Smith, County Clerk
Fee \$ 26.00 # of Pos 2

**EXHIBIT "A" ,
LEGAL DESCRIPTION**

PARCEL 1

That part of the Southeast quarter of the Southwest quarter of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at an iron pin on the Westerly right of way line of the Ashland-Klamath Falls Highway, which lies South 89 degrees 33' East along the section line a distance of 217.8 feet and North 28 degrees 15' East along the Westerly right of way line of said highway a distance of 67.85 feet from the iron pin which marks the Southwest corner of the Southeast quarter of the Southwest quarter of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and then continuing North 28 degrees 15' East along the Westerly right of way of the Ashland-Klamath Falls Highway a distance of 45.2 feet to a point; thence North 89 degrees 33' West parallel to the section line a distance of 140.0 feet to a point; thence South 14 degrees 39' West a distance of 40.6 feet to a point; thence South 89 degrees 33' East parallel to the South section line of said Section 5 and 60.0 feet at right angles therefrom, a distance of 129.1 feet, more or less to the point of beginning.

PARCEL 2

Beginning at the most Southwesterly corner of Lot 18, Block 3 of RIVERVIEW ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Thence Southeasterly in a straight line to a point on the Westerly right of way of Greensprings Drive, said point being 22.5 feet Southerly of the Southeast corner of said Lot 18; thence South along Greensprings Drive 22.5 feet more or less to the Northeast corner of that tract conveyed to Charles L. Hess entered by Deed recorded in Volume M76, page 19826, Microfilm Records of Klamath County, Oregon; thence West along the North of said Hess property 140 feet to the Northwest corner of said Hess property; thence Northeasterly in a straight line of the point of beginning.