

02 FEB 21 PM 2:16

Vol M02 Page 10520



WESTERN
TITLE & ESCROW COMPANY

WARRANTY DEED -- STATUTORY FORM

U.S. BANK NATIONAL ASSOCIATION, Grantor,

conveys and warrants to

GLADE P. FRITON, an individual, Grantee,

State of Oregon, County of Klamath

Recorded 02/21/2002 2:16 p.m.

Vol M02, Pg 10520-21

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

the following described real property, free of encumbrances except as specifically set forth herein, to wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

Tax Account No(s): R154647

Map/Tax Lot No(s): R2409-030CD-04000-000

This property is free from encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is \$65,000.00 .

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.

Dated this 14 day of February, 2002.

U.S. BANK NATIONAL ASSOCIATION

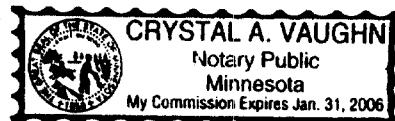
BY: Rita J. Heinn
Rita J. Heinn
Assistant Vice President

STATE OF , COUNTY OF) SS.

Minnesota, Hennepin

This instrument was acknowledged before me on February 14, 2002 by .

Crystal A. Vaughn
(Notary Public)
My commission expires Jan. 31, 2006



After recording return to:
WESTERN TITLE & ESCROW COMPANY
16455 WILLIAM FOSS ROAD
LA PINE, OR 97739

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

CHRISTMAS VALLEY CONSTRUCTION
CHRISTMAS VALLEY CONSTRUCTION
PO BOX 34
CHRISTMAS VALLEY, OR 97641

TITLE NO. 00054034
ESCROW NO. 14-0132801

Exhibit A

That portion of the SE 1/4 of the SW 1/4 of Section 30, Township 24 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at the intersection of the Southeasterly side line of Main Street, 80.00 feet wide with the Southwesterly side line of Ward Street, 60.00 feet wide according to the recorded plat of Town of Crescent; thence along the Southeasterly side line of said Main Street, South 39° 40' West, 328.95 feet to the most Northerly corner of that certain parcel of land conveyed to the United States of America by Glen and Shirley Bilderback, husband and wife, per Warranty Deed recorded in Volume 395 at Page 279 of Deed Records of Klamath County; thence along the Northeasterly line of said parcel, South 50° 20' East, 99.60 feet; thence along the Southeasterly line of said parcel South 42° 23' 37" West, 147.27 feet to the Southerly corner thereof; said corner also being the Northeasterly corner of that certain parcel conveyed to the United States of America by Ester K. Guddat, a widow, by individual Warranty Deed recorded in Volume 317 at Page 397 of Deed Records; thence along the Northeasterly line of said parcel, South 50° 20' East, 207.40 feet to the most Easterly corner thereof; thence along the Southeasterly line of said parcel South 39° 40' West, 133.78 feet to the true point of beginning for this description; thence South 50° 20' East, 150.00 feet; thence South 39° 40' West, 133.78 feet to the Northeasterly line of that certain parcel of land conveyed by Byron G. Steevens and Emma A. Steevens, husband and wife, to Bonnie J. and Jean Shultz, husband and wife, by Warranty Deed recorded in volume 241 at Page 276 of said Deed Records; thence along the Northeasterly line of said parcel, North 50° 20' West, 150.00 feet; thence North 39° 40' East, 133.78 feet to the true point of beginning.

TOGETHER WITH ingress and egress recorded January 31, 2002 in Book M-02, Page 6255 and in Book M-02 at Page 6259, Microfilm Records of Klamath County, Oregon.