



THIS SPACE RESERVED FOR RECORDER'S USE

MT56958-MS

After recording return to:

PAOLA BRUNI

29324 A STREET

KLAMATH FALLS, OR 97601

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

PAOLA BRUNI

29324 A STREET

KLAMATH FALLS, OR 97601

Escrow No. MT56958-MS

Title No.

Vol M02 Page 28700

State of Oregon, County of Klamath
Recorded 05/14/2002 11:04 A.M.
Vol M02, Pg 28700-01
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

'02 MAY 14 AM 11:04

WARRANTY DEED

CLINTON D. GARDNER and EADIE L. GARDNER, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
PAOLA BRUNI and KIP L. ALLERT, with the rights of survivorship
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:

PLEASE SEE ATTACHED EXHIBIT A"

3606-010CA-04100-000

314519

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.

The true and actual consideration for this conveyance is \$ 143,900.00.

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 10th day of May, 2002.

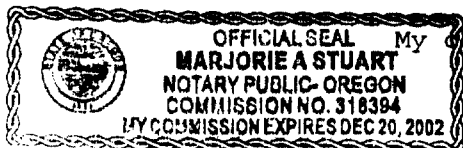
Clinton D. Gardner
CLINTON D. GARDNER

Eadie L. Gardner
EADIE L. GARDNER

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on May 10, 2002, by
CLINTON D. GARDNER AND EADIE L. GARDNER.

Marjorie A. Stuart
(Notary Public for Oregon)



My commission expires 12-20-02

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in the NE1/4 SW1/4 of Section 10, Township 36 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, and more particularly described as follows:

Beginning at an iron pin at the Southwest corner of Lot 25, FRONTIER TRACTS, said corner being South 0 degrees 36' West a distance of 669.4 feet and South 89 degrees 24' West a distance of 460 feet from the center 1/4 corner of said Section 10; thence North 0 degrees 36' East a distance of 150 feet to the true point of beginning, and continuing thence North 0 degrees 36' East a distance of 97 feet to an iron pin; thence South 89 degrees 24' West a distance of 50 feet to an iron pin; thence North 0 degrees 36' East a distance of 99.2 feet to an iron pin on the South line of A Street, FRONTIER TRACTS, according to the duly recorded plat thereof; thence North 89 degrees 17' East along the South line of A Street to its intersection with the West line of a 50 foot street fronting on Lots 16 and 17, said FRONTIER TRACTS; thence South 0 degrees 36' West along the West line of said street to its intersection with the North line of a 50 foot street fronting on Lots 20 to 25 inclusive, FRONTIER TRACTS; thence South 89 degrees 24' West along the North line of said street to the point of beginning.