

03 FEB 27 AM 11:27

MTC 60016
WARRANTY DEED

Vol M03 Page 11948

GERALD A. TRAUTMAN and BETTY E. TRAUTMAN, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
CLIFFORD R. ELLIS and MONICA G. ELLIS, husband and wife,
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 JACKSON and State of Oregon, to wit:

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

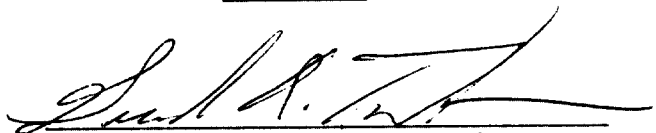

SUBJECT TO: all those items of record and those apparent upon the land, if
any, as of the date of this deed and those shown below, if any:
and the grantor will warrant and forever defend the said premises and every
part and parcel thereof against the lawful claims and demands of all persons
whomsoever, 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 \$ 45,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 4031 BALSAM DRIVE, KLAMATH FALLS, OR 97601

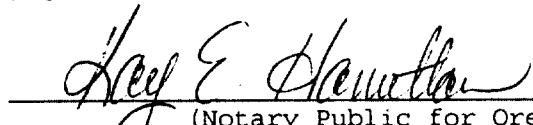
Dated this 24TH day of FEB., 2003


GERALD A. TRAUTMAN

BETTY E. TRAUTMAN

State of Oregon, County of Klamath
Recorded 02/27/2003 11:27a m.
Vol M03 Pg 11948-49
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

State of Oregon
County of

This instrument was acknowledged before me on February 24, 2003 by GERALD A.
TRAUMAN AND BETTY E. TRAUTMAN.


(Notary Public for Oregon)
My commission expires 1/8/05

ESCROW NO. AP0755771

Return to:
CLIFFORD R. ELLIS
4031 BALSAM DRIVE
KLAMATH FALLS, OR 97601



26.00A

EXHIBIT "A"
LEGAL DESCRIPTION

Lots 5 and 6 in Block 12, FAIRVIEW ADDITION NO. 2 to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, TOGETHER WITH that portion of vacated Donald Street which inurred thereto, EXCEPTING THEREFROM the following:

Beginning at a point on the center line of vacated portion of Donald Street, said point being 60 feet, 6 inches West of West line of Oregon Avenue; thence continuing West along said center line 40 feet, 6 inches to the East line of an alley; thence North along the East line of said alley 6 feet, 6 inches; thence East parallel to said center line 40 feet, 6 inches; thence South 6 feet, 6 inches to the point of beginning, same being a portion of the N1/2 of vacated Donald Street in the City of Klamath Falls, Oregon, which adjoining Lot 6, Block 12, FAIRVIEW ADDITION NO. 2 to the City of Klamath Falls, Oregon.