

1999 AUG -9 PM 3:45

MTC 48765-LW  
WARRANTY DEED

Vol M99 Page 32023

PETE R. PATE,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
JAMES F. DOUGHERTY AND PHYLLIS J. DOUGHERTY, TRUSTEES OF THE JAMES F. AND  
PHYLLIS J. DOUGHERTY FAMILY TRUST DATED DECEMBER 4, 1996.,  
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  
TAX ACCOUNT NO.: 3507 00400 01100 3507 004AO 02900

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 85,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 5428 SINGING HILLS DR., LAS VEGAS, NV 89130

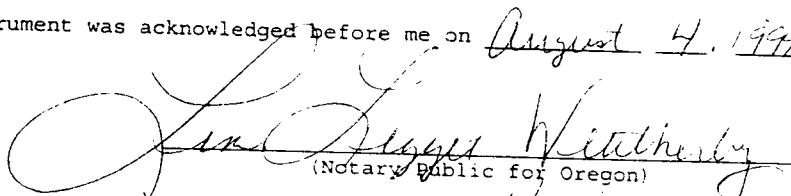
Dated this 4<sup>th</sup> day of August, 1999



PETE R. PATE

State of Oregon  
County of KLAMATH

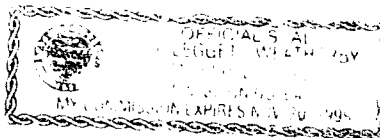
This instrument was acknowledged before me on August 4, 1999 by PETE  
R. PATE.

  
(Notary Public for Oregon)

My commission expires 11/20/99

ESCROW NO. MT48765-LW

Return to:  
JAMES F. DOUGHERTY  
5428 SINGING HILLS DR.  
LAS VEGAS, NV 89130



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

A tract of land situated in Government Lots 17 and 21 in Section 4, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, lying easterly of U.S. Highway 97 and being more particularly described as follows:

Beginning at the Northeast Corner of said Government Lot 21; thence South 06 degrees 04' 14" West on the East line of said Government Lot 21, 198.03 feet; thence North 88 degrees 09' 37" West on the North line of the South 500 feet of said Government Lot 21, 218.83 feet to the East line of said U.S. Highway 97; thence Northeasterly on the East line of said U.S. Highway 97 the following three courses and distances: North 01 degrees 35' 08" East, 41.81 feet; N 04 degrees 02' 22" East, 319.92 feet; on a spiral curve to the right (the long chord of which bears North 04 degrees 04' 15" E, 134.58 feet) 134.58 feet to a point on the South line of the North 360 feet of said Government Lot 17; thence South 89 degrees 01' 20" East on said South line, 71.90 feet to the mean high water line of the Williamson River; thence Southerly on said mean high water line, 322 feet more or less to a point on the East line of said Government Lot 17; thence South 00 degrees 50' 00" West on the last said East line, 45.00 feet to the Northeast corner of said Government Lot 21.

State of Oregon, County of Klamath

Recorded 8/09/99, at 3:45 p.m.

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Linda Smith,

County Clerk

Fee \$ 35 RR