

2001 JAN 16 AM 11:19

MT52802-TM  
WARRANTY DEED

Vol. M01 Page 1648

JAMES F. DOUGHERTY AND PHYLLIS J. DOUGHERTY, TRUSTEES OF THE JAMES F. AND PHYLLIS J. DOUGHERTY FAMILY TRUST DATED DECEMBER 4, 1996.,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
KENNETH W. TALLEY and CHRISTINE A. TALLEY, 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

ACCT# 3507-00400-00900

KEY# 223528

ACCT# 3507-00400-01000

KEY# 223500

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 50,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: PO BOX 885, ZYPHER COVE, NV 89448

Dated this 11 day of 1, 01.

DOUGHERTY FAMILY TRUST

BY: James F. Dougherty  
JAMES F. DOUGHERTY, TRUSTEE

BY: Phyllis J. Dougherty  
PHYLLIS J. DOUGHERTY, TRUSTEE

State of Nevada  
County of Clark

This instrument was acknowledged before me on January 11, 01 by JAMES F. DOUGHERTY AND PHYLLIS J. DOUGHERTY, TRUSTEES OF THE JAMES F. AND PHYLLIS J. DOUGHERTY FAMILY TRUST DATED DECEMBER 4, 1996.

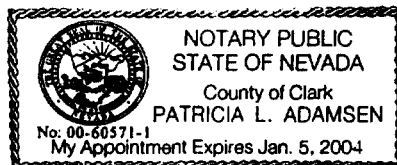
Patricia L. Adamsen  
(Notary Public)

My commission expires Jan 5, 2004

ESCROW NO. MT52802-TM

Return to:

KENNETH W. TALLEY  
PO BOX 885  
ZYPHER COVE, NV 89448



## EXHIBIT "A" LEGAL DESCRIPTION

## PARCEL 1:

The N1/2 N1/2 of Government Lot 26, lying East of the Highway 97, in Section 4, Township 35 South, Range 7 East of the Willamette Meridian, and in the South 500 feet of Government Lot 21 lying East of Highway 97 in Section 4, Township 35 South, Range 7 East of the Willamette Meridian.

## PARCEL 2:

The S1/2 of Government Lot 26 and the S1/2 N1/2 of Government Lot 26 lying East of Highway 97 in Section 4, Township 35 South, Range 7 East of the Willamette Meridian.

State of Oregon, County of Klamath  
Recorded 01/16/01, at 11:19a. m.  
In Vol. M01 Page 1618  
**Linda Smith,**  
County Clerk Fee\$ 26<sup>00</sup>