



**WESTERN**  
TITLE & ESCROW COMPANY

Vol. M01 Page 12717

'01 MAR 29 PM1:47

**WARRANTY DEED -- STATUTORY FORM**

DENNIS L. MAHER and DELIA L. MAHER, husband and wife, Grantor,

conveys and warrants to

DOUGLAS CAVANAUGH, an individual, Grantee,

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

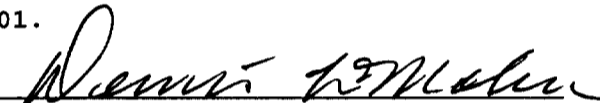
SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE  
Tax Account No(s): 7003 & 156191 150044  
Map/Tax Lot No(s): 2409-31-BC-800 2408-36-A-1100

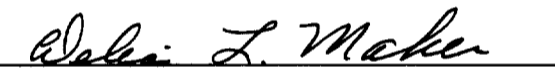
This property is free from encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is \$59,900.00 .

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 28 day of March, 2001.

  
DENNIS L. MAHER

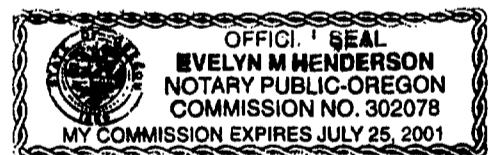
  
DELIA L. MAHER

STATE OF OREGON, COUNTY OF DESCHUTES ) SS.

This instrument was acknowledged before me on March 28, 2001 by DENNIS L. MAHER AND DELIA L. MAHER.

  
(Notary Public for Oregon)

My commission expires 7-25-01



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:  
DOUGLAS CAVANAUGH  
17489 KENT ROAD  
SISTERS, OR 97759

\* TITLE NO. K-56504  
ESCROW NO. 14-A079201

K26

DESCRIPTION

12718

The following described real property situate in Klamath County, Oregon:

A tract of land situated in the SE  $\frac{1}{4}$  NE  $\frac{1}{4}$  of Section 36, Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, and the SW  $\frac{1}{4}$  NW  $\frac{1}{4}$  of Section 31, Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the quarter corner common to said Sections 36 and 31; thence North  $00^{\circ}32'26''$  East along the section line, 265.10 feet; thence North  $89^{\circ}22'07''$  West 102.72 feet to the Southeasterly right of way line of the Dalles-California Highway (100.00 feet from the centerline, measured at right angles); thence North  $25^{\circ}41'25''$  East along said right of way line, 55.20 feet; thence South  $89^{\circ}22'07''$  East 496.76 feet; thence North  $25^{\circ}41'25''$  East 408.60 feet to a point on the Northerly line of that tract of land as described in Deed Volume 143 page 587, Deed records of Klamath County, Oregon; thence South  $64^{\circ}18'35''$  East, along said Northerly line and its extension, 788.85 feet to a point on the East line of the SW  $\frac{1}{4}$  NW  $\frac{1}{4}$  of said Section 31; thence South  $00^{\circ}13'33''$  West 343.03 feet to the CW  $\frac{1}{16}$  corner of said Section 31; thence North  $89^{\circ}43'26''$  West 1307.10 feet to the point of beginning, referenced to survey No. 3223, as recorded in the office of the Klamath County Surveyor.

State of Oregon, County of Klamath  
Recorded 03/29/01, at 1:47 p.m.  
In Vol. M01 Page 12717  
Linda Smith,  
County Clerk Fee\$ 26<sup>00</sup>