

01 APR 18 AM 11:22

mtc 633883-LW  
WARRANTY DEED

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JAMES A. WHEELER SR. WHO ACQUIRED TITLE AS JIM WHEELER AND CHARLENE M. WHEELER WHO ACQUIRED TITLE AS CHARLENE WHEELER, HUSBAND AND WIFE,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
JAMES A. WHEELER, SR. and CHARLENE M. WHEELER, 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 KLAMATH and State of Oregon, to wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE  
14610 4018-020CO-00102-000

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  
to correct vesting

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 12939 OVERLAND DRIVE, KLAMATH FALLS, OR 97603

Dated this 13 day of April, 2001.

James A. Wheeler Sr.  
State of Oregon  
County of KLAMATH

Charlene M. Wheeler

This instrument was acknowledged before me on April 13, 2001 by JAMES A. WHEELER SR. AND CHARLENE M. WHEELER.



Lisa Weatherby  
(Notary Public for Oregon)  
My commission expires 11/20/2003

ESCROW NO. MT53388-LW

Return to:  
JAMES A. WHEELER, SR.  
12939 OVERLAND DRIVE  
KLAMATH FALLS, OR 97603

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

**16799**

PARCEL 2

A tract of land situated in the N1/2 NE1/4 SW1/4 of Section 20, Township 40 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a point on the East line of said N1/2 NE1/4 SW1/4 from which the Northeast corner thereof bears North 00 degrees 18' 51" West, 633.39 feet; thence South 00 degrees 18' 51" East on said East line, 30.00 feet to the South line of said N1/2 NE1/4 SW1/4; thence South 89 degrees 57' 06" West on said South line, 921.16 feet; thence North 00 degrees 13' 53" West, 331.38 feet; thence North 89 degrees 55' 57" East, 578.17 feet to the beginning of a 180.00 foot radius curve to the right; thence on said curve 282.74 feet to the beginning of a 121.67 foot radius curve to the left; thence on said curve 191.08 feet; thence North 89 degrees 57' 06" East, 42.18 feet to the point of beginning.

State of Oregon, County of Klamath  
Recorded 04/18/01, at 11:22 a.m.  
In Vol. M01 Page 16798  
*Linda Smith,*  
County Clerk Fee\$ 26.<sup>00</sup>