

SEND TAX STATEMENTS TO:  
Unchanged

Vol. M01 Page 23666

**AFTER RECORDING, RETURN TO:**

pk: Evans, Freeby & Jennings, LLP  
280 Court St. NE, Suite One  
Salem, OR 97301

The true and actual consideration for this transfer is nonmonetary.

**WARRANTY DEED**

Verson Pandian and Jill Pandian, Grantors

Convey and warrant to

Verson Pandian and Jill Pandian, Trustees, or their successors in trust, under the V & J Pandian Living Trust, dated November 13, 1998, and any amendments thereto, Grantee

All of their interest in the following described real property situated in Klamath County, State of Oregon, and more specifically described on Exhibit "A" attached hereto and made a part hereof, free from encumbrances except those of record. The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantor under any policy of title insurance issued to Grantor at the time Grantor acquired the property. The limitations contained herein expressly do not relieve Grantor of any liability or obligations under this instrument, but merely define the scope, nature, and amount of such liability or obligations.

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: May 10/2001

Grantors

[Signature]  
Verson Pandian

[Signature]  
Jill Pandian

STATE OF OREGON, County of Deschutes ss.

Personally appeared before me on 5-10-01, Verson Pandian and Jill Pandian and acknowledged the foregoing instrument to be their voluntary act.



Nancy Mares  
Notary Public for Oregon  
My Commission Expires on: 4-25-03

EXHIBIT "A"  
DESCRIPTION OF PROPERTY

A tract of land situated in Lots 1 and 2, Block 2, BREWERS RANCHOS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the initial point of the survey of Brewer's Ranchos according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, which point is the quarter section corner between Sections 7 and 18, Township 24 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon; thence North  $58^{\circ}13'37''$  East a distance of 79.36 feet to the true point of beginning of this description; thence North  $80^{\circ}38'03''$  West a distance of 217.46 feet to a point on the arc of a 50 foot radius curve having a central angle of  $161^{\circ}39'23''$ ; thence along the arc of said curve to the left a distance of 33.46 feet to a point on the Westerly line of Lot 2 in Block 2 of said Brewers Ranchos; thence North  $18^{\circ}35'22''$  East along the Westerly line of said Lot 2 and Lot 1 of said Block 2 a distance of 94.24 feet to a point; thence South  $57^{\circ}47'22''$  East a distance of 260.83 feet to a point; thence South  $58^{\circ}13'37''$  West a distance of 12.84 feet to the true point of beginning.

State of Oregon, County of Klamath  
Recorded 05/23/01, at 10:33am.  
In Vol. M01 Page 23666  
Linda Smith,  
County Clerk Fee \$ 26<sup>00</sup>