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mtc 54656-MS  
WARRANTY DEED

Vol M01 Page 39439

ROLLIE H. KNAGGS and FRANCES A. KNAGGS, as tenants by the entirety,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
JAMES H. GILLAM and HARRIET GILLAM, 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# 3910-009AA-00400 KEY# 592558

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 182,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 12119 LUPINE LANE, KLAMATH FALLS, OR 97603

Dated this 16 day of August, 2001

Rollie H. Knaggs  
ROLLIE H. KNAGGS  
Frances A. Knaggs  
FRANCES A. KNAGGS

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on August 16, 2001 by  
ROLLIE H. KNAGGS AND FRANCES A. KNAGGS.

Sumara L. McDaniel  
(Notary Public for Oregon)

My commission expires 12/17/01

ESCROW NO. MT54656-MS

Return to:  
JAMES H. GILLAM  
12119 LUPINE LANE  
KLAMATH FALLS, OR 97603

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

**39440**

Parcel of land situated in the NE1/4 NE1/4 of Section 9 and the NW1/4 NW1/4 of Section 10, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Commencing at the Northwest corner of said Section 10; thence South 00 degrees 08' 00" West, along the West line of Section 10, a distance of 333.94 feet to a 5/8 inch iron rod marking the true point of beginning of this description; thence North 58 degrees 39' 56" East, 234.48 feet to a 5/8 inch iron rod; thence South 00 degrees 08' 00" West, along a line parallel with the West line of the NW1/4 NW1/4 of Section 10, a distance of 264.85 feet to a 5/8 inch iron rod; thence South 77 degrees 41' 42" West, 204.80 feet to a 5/8 inch iron rod on the West line of said Section 10, said point being North 00 degrees 08' 00" East, 147.38 feet from the Southeast corner of the NE1/4 NE1/4 of said Section 9; thence South 28 degrees 13' 20" West, 97.16 feet to a 5/8 inch iron rod; thence South 53 degrees 34' 09" West, 15.00 feet to the centerline of a 30.00 foot wide private road easement; thence North 36 degrees 25' 51" West, 164.25 feet along said centerline; thence North 46 degrees 13' 28" West, 215.07 feet, along said centerline, to the North line of the S1/2 of the NE1/4 NE1/4 NE1/4 of said Section 9, thence North 89 degrees 58' 41" East, along said North line a distance of 311.28 feet to the true point of beginning.

**State of Oregon, County of Klamath**  
Recorded 08/06/01 at 3:24 p. m.  
In Vol. M01 Page 39439  
*Linda Smith,*  
County Clerk Fee \$ 26<sup>00</sup>