

'01 AUG 10 PM3:26

MT54464-MS
WARRANTY DEED

Vol MQ1 Page 40383

JACK ARMSTRONG,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

JAMES D. FORRESTER and CASSANDRA A. FORRESTER, 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
3909-025A0-01400-000 583782

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 60,000.00.

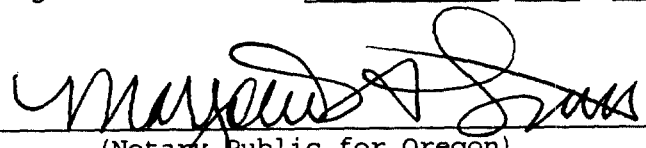
Until a change is requested, all tax statements shall be sent to Grantee at the following address: 7225 HENLEY ROAD, KLAMATH FALLS, OR 97603

Dated this 9th day of August, 2001.


JACK ARMSTRONG

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on August 9 2001 by JACK ARMSTRONG.


(Notary Public for Oregon)

My commission expires 12-20-02

ESCROW NO. MT54464-MS

Return to:

JAMES D. FORRESTER
7225 HENLEY ROAD
KLAMATH FALLS, OR 97603



EXHIBIT "A"
LEGAL DESCRIPTION

The following described property in Klamath County, Oregon:

The Southerly 160 feet of the following described parcels of real property (the North boundary thereof to be parallel with Henley Road):

PARCEL 1

Beginning on the North line of County Road at a point which is South 1260 feet and South 89 degrees 30' West 593.6 feet from the Northeast corner of Section 25, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence North 500 feet; thence South 89 degrees 30' West 131.2 feet to the United States Canal A-7; thence Southeasterly along said canal right of way to the aforesaid County Road; thence North 89 degrees 30' East 43.1 feet along said County Road to the point of beginning, being in the NE1/4 of said Section 25.

PARCEL 2

Beginning at a point on the Northerly right of way line of the County Road which lies South 89 degrees 33' West a distance of 647 feet and North 9 degrees 47' West a distance of 30.4 feet from the iron pin which marks the Southeast corner of the NE1/4 of the NE1/4 of Section 25, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and running thence, continuing North 9 degrees 47' West along the Easterly right of way line of the U.S.R.S. Lateral, a distance of 506.6 feet to an iron pin; thence North 89 degrees 33' East a distance of 14.7 feet to an iron pin; thence in a Southeasterly direction a distance of 506.6 feet to a point on the Northerly right of way line of the County Road; thence South 89 degrees 33' West along the Northerly right of way line of the County Road a distance of 15.5 feet, more or less to the point of beginning, in the NE1/4 of the NE1/4 of Section 25, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, known as Tract K.

State of Oregon, County of Klamath
Recorded 08/10/01 at 3:26 p.m.
In Vol. M01 Page 40383
Linda Smith.
County Clerk Fee \$ 26⁰⁰