

'01 AUG 16 PM 2:47

Vol MC1 Page 41400

After Recording Return to:
TRAVIS E. WARD
 11928 Mallory Drive
 Klamath Falls, OR 97603
 Until a change is requested all tax statements
 Shall be sent to the following address:
TRAVIS E. WARD
 11928 Mallory Drive
 Klamath Falls, OR 97603

WARRANTY DEED
 (INDIVIDUAL)

DOROTHY LE ANNE WALKER who acquired title as **Dorothy Le Anne Thornton**, herein called grantor, convey(s) to **TRAVIS E. WARD**, an estate in fee simple all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$95,000.00**.
 (here comply with the requirements of ORS 93.930)

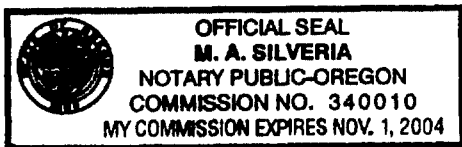
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated 08-14-01

Dorothy Le Anne Walker
DOROTHY LE ANNE WALKER

STATE OF OREGON, County of **Klamath**) ss.

On Aug 14, 2001 personally appeared the above named **DOROTHY LE ANNE WALKER** and acknowledged the foregoing instrument to be her voluntary act and deed.



Before me:
M. A. Silveria
 Notary Public for Oregon
 My commission expires: 07/01/05 11-01-04 N

This Document is recorded at the request of:
Aspen Title & Escrow, Inc.
 525 Main Street
 Klamath Falls, OR 97601
 Order No.: 00053310

Exhibit A

PARCEL 1:

A tract of land situated in the N 1/2 SE 1/4 of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the South right of way line of Mallory Drive and the East line of Lot 1, Block 3, PINE GROVE RANCHETTS; thence East along the South line of Mallory Drive 450.13 feet to the true point of beginning; thence South 0° 08' West 222 feet; thence East 194.71 feet; thence North 0 degrees 08' East 222 feet to the South line of Mallory Drive; thence West along Mallory Drive to the point of beginning.

LESS AND EXCEPT a strip of land situated in the NE 1/4 SE 1/4 of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at a point South 89° 55' 00" East 453.19 feet from the Northeast corner of Lot 1, Block 3, PINE GROVE RANCHETTS, a duly recorded subdivision plat, said point being on the Southerly right of way line of Mallory Drive; thence continuing South 89° 55' 00" East 14.00 feet; thence South 00° 08' 00" West 222.00 feet; thence North 89° 55' 00" West 14.00 feet to the Easterly line of that tract of land described in Deed Volume 74, Page 15447, as recorded in the Klamath County Deed Records; thence North 00° 08' 00" East, along said Easterly line and the Easterly line of that tract of land described in Deed Volume M-68, Page 2191 of said Deed Records, 222.00 feet to the point of beginning.

PARCEL 2:

A strip of land situated in the NE 1/4 SE 1/4 of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at a point South 89° 55' 00" East 661.90 feet from the Northeast corner of Lot 1, Block 3, PINE GROVE RANCHETTS, a duly recorded subdivision plat, said point being on the Southerly right of way line of Mallory Drive, said point also being the Northwest corner of that tract of land described in Deed Volume M-78, Page 1131, as recorded in the Klamath County Deed Records; thence South 00° 08' 00" West, along the Westerly line of said tract of land (Deed Volume M-78, Page 1131), 222.00 feet; thence North 89° 55' 00" West 14.00 feet to the Easterly line of that tract of land described in Deed Volume M-74, Page 15986 as recorded in said Deed Records; thence North 00° 08' 00" East, along said Easterly line, 222.00 feet; thence South 89° 55' 00" East 14.00 feet to the point of beginning.

State of Oregon, County of Klamath
Recorded 08/16/01 at 2:47pm.
In Vol. M01 Page 41400
Linda Smith,
County Clerk Fee\$ 26.00