

MARY A. WELCH,

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

CHRISTINE E. PHAETON,

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

3407-015AB-00800-000 191027

3407-015BB-00600-000 192268

3407-015BA-02500-000 192062

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 6,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1130 GUERRERO, APT #8, SAN FRANCISCO, CA 94110-2952

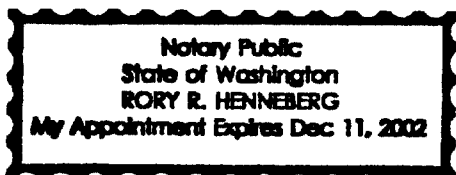
Dated this 14<sup>th</sup> day of Aug, 01.

MARY A. WELCH

State of Washington )  
 ) ss  
County of )

On this day personally appeared before me MARY A. WELCH to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that signed the same as free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand official seal this 14<sup>TH</sup> day of AUGUST, 2001



Notary Public in and for the State of  
Washington residing at SPOKANE

My appointment expires 12/11/02

ESCROW NO. MT54602-MS

Return to:

CHRISTINE E. PHAETON  
1130 GUERRERO, APT #8  
SAN FRANCISCO, CA 94110-2952

EXHIBIT "A"  
LEGAL DESCRIPTION

Lot 4 in Block 2 of WOODLAND PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH an undivided 1/88 interest in each of the following two parcels, one being in Government Lot 1, the other being in Government Lot 2 in Section 15, Township 34 South, Range 7 East, Willamette Meridian, described as follows:

PARCEL 1:

Beginning at the Northwest corner of said Section 15, Township 34 South, Range 7 East of the Willamette Meridian, and running; thence along the North line of said Section North 89 degrees 42' 15" East 400 feet; thence South 62.42 feet; thence South 46 degrees 57' 20" West 408.82 feet to the Northeasterly bank of the Williamson River; thence Following said river bank North 37 degrees 53' 20" West 136.90 feet; thence North 16 degrees 33' West 60.98 feet to the West line of Section 15; thence Northerly on said Section line 172.92 feet to the point of beginning.

PARCEL 2:

Beginning at the Northwest corner of Section 15, Township 34 South, Range 7 East of the Willamette Meridian and running; thence North 89 degrees 42' 15" East 400.0 feet along the North line of said Section 5; thence South 62.42 feet; thence South 50 degrees 43' 50" East 453.16 feet; thence South 76 degrees 17' 30" East 886.79 feet to the true point of beginning of this description; thence South 35 degrees 56' 30" West 446.55 feet to a point on the Northeasterly bank of Williamson River; thence South 45 degrees 32' 20" East 84.00 feet; thence North 44 degrees 52' 10" East 411.58 feet; thence North 34 degrees 25' 40" West 156.01 feet, more or less, to the true point of beginning of this description.

State of Oregon, County of Klamath  
Recorded 08/16/01 at 3:15 p.m.  
In Vol. M01 Page 41530  
Linda Smith,  
County Clerk Fee\$ 26.00