

After Recording Return to:  
DAVID W. ROBATCEK  
3055 Patterson Street  
Klamath Falls, OR 97603  
Until a change is requested all tax statements  
Shall be sent to the following address:  
DAVID W. ROBATCEK  
3055 Patterson Street  
Klamath Falls, OR 97603

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**WARRANTY DEED**  
(INDIVIDUAL)

SEAN V. FERNS and RENEE A. FERNS, herein called grantor, convey(s) to DAVID W. ROBATCEK 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 September 12, 2001.

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\_\_\_\_\_  
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SEAN V. FERNS  
  
RENEE A. FERNS


STATE OF OREGON, County of Klamath) ss.

On Sept 12, 2001 personally appeared the above named SEAN V. FERNS and RENEE A. FERNS and acknowledged the foregoing instrument to be their voluntary act and deed.

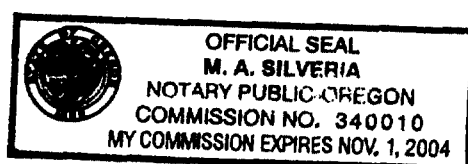
This document is filed at the request of:



525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00053496

Before me:   
Notary Public for Oregon  
My commission expires: 11-01-04

Official Seal



46728

AMERICA'S WHOLESALE LENDER  
Branch No. 930  
8905 SW Nimbus Ave., Suite 150  
Beaverton, OR 97008

Date: September 7, 2001  
Doc ID # 000299809540104  
Borrower: DAVID W. ROBATCEK  
3055 Patterson Street  
Klamath Falls, OR 97603

**Legal Description Exhibit A**

**Lot 31, VALLEY VIEW, in the County of Klamath, State of Oregon.**

**ALSO a strip of land located in the NW 1/4 of Section 12, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:**

**Beginning at the 3/8 inch iron pin marking the Northwest corner of Lot 31, VALLEY VIEW SUBDIVISION, a duly recorded subdivision plat; thence North 0° 13' West along the East right of way line of Patterson Street a distance of 15.0 feet to the centerline of the Enterprise Irrigation Canal; thence North 73° 49' East along the centerline of said canal a distance of 124.82 feet to the East line of said Valley View Subdivision; thence South 0° 13' East along the East line of said subdivision a distance of 15.0 feet to the Northeast corner of said Lot 31; thence South 73° 49' West along the North line of said Lot 31 a distance of 124.82 feet to the point of beginning.**

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RF

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State of Oregon, County of Klamath  
Recorded 09/14/01 at 10:24am.  
In Vol. M01 Page 46727  
*Linda Smith,*  
County Clerk Fee\$ 26<sup>00</sup>