

'01 OCT 3 PM 3:09

MTL 55135 -KR  
WARRANTY DEED

Vol M01 Page 50666

BEATRICE W. KUHLMAN,

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

DONALD B. SMALLEY and BETTY J. SMALLEY, 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  
3909-010DA-02200-000 KEY #544879

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.

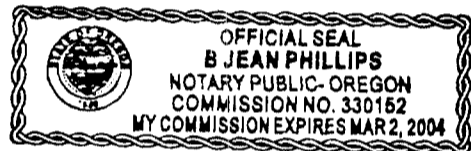
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO 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: P.O. BOX 449, CLOVERDALE, CA 95425

Dated this 1st day of October, 2001

Beatrice W. Kuhlman  
BEATRICE W. KUHLMAN



State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on October 1, 2001 by  
BEATRICE W. KUHLMAN.

B Jean Phillips  
(Notary Public for Oregon)  
My commission expires \_\_\_\_\_

ESCROW NO. MT55135-KR

Return to:  
DONALD B. SMALLEY  
P.O. BOX 449  
CLOVERDALE, CA 95425

EXHIBIT "A"  
LEGAL DESCRIPTION

50667

Beginning at a point on the East line of Crest Street which is South 88 degrees 44' West a distance of 1,303.9 feet from the East quarter corner of Section 10; thence South 1 degree 08' East along the East line of Crest Street a distance of 144.5 feet to the North line of Landis Park, a platted subdivision; thence North 88 degrees 44' East along said North line a distance of 96.0 feet to the Northwesterly line of the U.S.R.S. Drain; thence North 25 degrees 45' East along said Northwesterly line a distance of 163.2 feet to its intersection with the East-West center line of Section 10; thence South 88 degrees 44' West a distance of 175.0 feet to the point of beginning; being in the NE1/4 SE1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, EXCEPT a parcel of land situated therein more particularly described as follows: Beginning at an iron pin on the intersection of the North boundary of Landis Park subdivision and the East boundary line of Crest Street, said point being South a distance of 144.5 feet and West a distance of 1,303.9 feet from the East one-fourth corner of said Section 10; thence Northerly along the East boundary line of Crest Street a distance of 80.5 feet; thence Easterly at right angles to Crest Street to the Westerly boundary line of the U.S.B.R. drain ditch; thence Southwesterly along the Westerly boundary line of said drain ditch to an iron pin on the Northeast corner of Lot 19, Landis Park; thence Westerly along the North line of said Lot 19 a distance of 96.0 feet more or less to the point of beginning.

State of Oregon, County of Klamath  
Recorded 10/03/01 at 3:09 p. m.  
In Vol. M01 Page 50666  
Linda Smith,  
County Clerk Fee\$ 26<sup>00</sup>