

01 NOV 20 PM 3:22

MTL 1396 - 3360

WARRANTY DEED

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ORANGE COUNTY ACCOMODATORS, INC., A CALIFORNIA CORPORATION, Grantor(s) hereby grant, bargain, sell, warrant and convey to: **DEAN HILL AND CONNIE HILL, COTRUSTEES U/D/T DATED MARCH 19, 1996**, 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**  
**101375 4110-00800-00700**

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 **\$218,000.00**

Until a change is requested, all tax statements shall be sent to Grantee at the following address: **40150 WINCHESTER ROAD, #4, TEMECULA, CA 92591**

Dated this 19 day of November, 2001.

Orange County Accomodators, Inc.

By: Emma Kresser  
Emma Kresser, President

By: Daniel S. Cooper  
Daniel S. Cooper, Secretary

AMERITITLE has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein

ESCROW NO.

Return to:

DEAN AND CONNIE HILL, COTRUSTEES  
40150 WINCHESTER ROAD, #4  
TEMECULA, CA 92591

31.00

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A tract of land situated in the SE1/4 SE1/4 of Section 8, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southeast corner of said Section 8, as marked by a 5/8" iron pin; thence North 89 degrees 45' 04" West, along the South line of said Section 8, 774.90 feet; thence North 00 degrees 14' 56" East 30.00 feet to a point on the Northerly right of way line of Lower Klamath Road; thence North 32 degrees 28' 38" East 27.40 feet to a point 1 foot Northwesterly of an existing fence line; thence along a line 1 foot Northwesterly of said fence line, North 41 degrees 09' 50" East 28.19 feet, North 51 degrees 32' 46" East 63.12 feet, North 53 degrees 04' 23" East 191.71 feet, North 50 degrees 07' 36" East 268.88 feet, North 45 degrees 27' 10" East 167.78 feet, North 41 degrees 49' 20" East 89.91 feet, along the arc of a curve to the left (Radius = 500.00 feet and Central angle = 29 degrees 02' 58") 253.50 feet, North 12 degrees 46' 22" East 36.94 feet, and North 08 degrees 40' 58" East 70.25 feet, thence along an existing fence South 88 degrees 36' 12" East 17 feet, more or less, to a point on the East line of said Section 8; thence Southerly, along said East line, 917.14 feet to the point of beginning.

SAVING AND EXCEPTING ANY PORTION within the right of way of Lower Klamath Lake Road.

CERTIFICATE OF ACKNOWLEDGMENT OF NOTARY PUBLIC

59533

STATE OF CALIFORNIA    )  
                                      )  
COUNTY OF ORANGE    )       SS.

On Nov 19 2001, 2001, before me, Jennifer Copenhaver, a notary public, personally appeared EMMA KRESSER and DANIEL J. COOPER, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person or entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Signature

Jennifer Copenhaver



State of Oregon, County of Klamath  
Recorded 11/20/01 3:22 p. m.  
In Vol. M01, Page 59531  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 3