

'01 NOV 28 PM3:19

MTL 55753-KR  
WARRANTY DEED

Vol M01 Page 60676

PREMIER WEST BANK, AN OREGON BANKING CORPORATION,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
BOB A. DORTCH and PAULA M. DORTCH, 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  
KEY #312021 3606-003CC-00400-000

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:  
Subject to:

Rights of redemption under Mortgage Foreclosure and such further  
exceptions as may appear upon the exercise thereof within the time  
allowed by law.

Suit No.: 01-0078CV

Order Confirming Sale of Real Property filed November 8, 2001.

Sale Held October 18, 2001.

Execution and recordation of proper Sheriff's Deed to Vesteas.

The Grantees herein agree to purchase this property subject to these  
exceptions.

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 \$ 15,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 3039 FRONT STREET, KLAMATH FALLS, OR 97601

Dated this 26<sup>th</sup> day of November 2001.

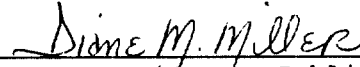
PREMIER WEST BANK, AN OREGON BANKING  
CORPORATION

BY: 

LE ARTA M. M. ROMERO, SPECIAL ASSET  
MANAGER/AVP

State of Oregon  
County of JACKSON

This instrument was acknowledged before me on November 26, 2001 by LE  
ARTA M. M. ROMERO AS SPECIAL ASSET MANAGER/AVP FOR PREMIER WEST BANK.

  
(Notary Public for Oregon)

My commission expires 6-16-2004

ESCROW NO. MT55753-KR

Return to:  
BOB A. DORTCH  
3039 FRONT STREET  
KLAMATH FALLS, OR 97601



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

A tract of land situated in the SW1/4 SW1/4 of Section 3, Township 36 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the brass capped monument marking the Southwest corner of said Section 3; thence North 00 degrees 24' West along the West line of said Section 3 a distance of 330.0 feet to the Southwest corner of that tract of land conveyed to Ganong and described in Deed Volume 341, page 603, Klamath County Deed Records; thence North 89 degrees 04' East parallel with the South line of said Section 3 a distance of 330.0 feet to the Southeast corner of said Ganong Tract; thence North 00 degrees 24' West along the East line of said Ganong Tract a distance of 130.0 feet to the true point of beginning of this description; said point being on the North line of a 30 foot wide right of way as described in said Deed Record; thence North 00 degrees 24' West a distance of 530.0 feet to the Northeast corner of said Ganong Tract; thence North 89 degrees 04' East parallel with the South line of said Section 3 a distance of 330.0 feet; thence South 00 degrees 24' East parallel with the West line of said Section 3 a distance of 530.0 feet to the North line of said right of way; thence South 89 degrees 04' West parallel with the South line of said Section 3 a distance of 330.0 feet to the true point of beginning of this description.

TOGETHER WITH an easement for ingress and egress described as follows:

Beginning at the Southwest corner of the herein described property; thence North 89°04' East 951.5 feet more or less to the West line of the Klamath Falls - Rocky Point Highway, thence South along said West line 30 feet; thence South 89°04' West 951.50 feet to a point due South of the point of beginning; thence North 30 feet to the point of beginning.

State of Oregon, County of Klamath  
Recorded 11/28/01 3:19 P m.  
Vol M01, Pg 60676-77  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2