

'01 DEC 10 AM 11:16

MT55537-LW
WARRANTY DEED

Vol M01 Page 62789

JOHN SOUTHWICK and CATHY SOUTHWICK, husband and wife,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
JOHN A. CLARK and DARLA R. CLARK, husband and wife,
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
3909-013BB-06400-000 879960

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 \$ 161,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 5706 PINNACLE PLACE, KLAMATH FALLS, OR 97603

Dated this 5th day of Dec, 2001.

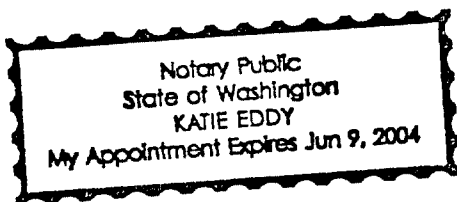
[Signature]
JOHN SOUTHWICK

[Signature]
CATHY SOUTHWICK

State of Washington)
County of King) ss

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

GIVEN under my hand official seal this 5th day of December, 2001.



[Signature]
Notary Public in and for the State of
Washington residing at Bellevue.
My appointment expires 6/9/04

ESCROW NO. MT55537-LW

Return to:
JOHN A. CLARK
5706 PINNACLE PLACE
KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath
Recorded 12/10/01 11:16 a. m.
Vol M01, Pg 62789
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

Lot 22 in Block 4 of TRACT 1299 - SECOND ADDITION TO FERNDALE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

ALSO a tract of land being a portion of Lot 21 in Block 4 of TRACT 1299, SECOND ADDITION TO FERNDALE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, being more particularly described as follows:

Beginning at the corner common to Lot 22, Block 4 and said Lot 21, said point being on the right of way line of Pinnacle Place; thence south 19 degrees 33' 10" West 102.23 feet to a point on the south line of said Lot 21; thence South 89 degrees 47' 55" West 16.00 feet to the corner common to Lots 13 and 14, Block 4, and said Lots 21 and 22; thence North 27 degrees 31' 00 East 108.68 feet to the point of beginning, with bearings based on the plat of "Tract 1299 - Second Addition to Ferndale", on file at the office of the Klamath County Surveyor.

PARCEL 2:

A tract of land being a portion of Lot 23, Block 4 of "Tract 1299 - Second Addition to Ferndale", situated in the NW1/4 NW1/4 of Section 13, Township 39 South, Range 9 East, Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the corner common to Lot 22, Block 4 and said Lot 23, said point being on the right of way line of Pinnacle Place; thence South 64 degrees 00' 55" West, along the line common to said Lots 22 and 23, 127.69 feet; thence North 00 degrees 12' 05" West, along the West line of said Lot 23, 12.00 feet; thence North 69 degrees 03' 27" East 122.94 feet to the point of beginning.