

mtc 55528-ms
WARRANTY DEED

Vol M01 Page 63851

ROBERT M. DOUGLAS and LISA M. DOUGLAS, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
MICHAEL J. RONNE and JODY LEE NEALY-RONNE, 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

391Q006DO-01201-000 63184
391Q006DO-01200-000 697516

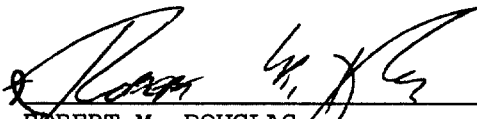
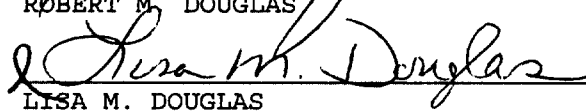
SUBJECT TO: all those items of record and those apparent upon the land, if
any, as of the date of this deed and those shown below, if any:
and the grantor will warrant and forever defend the said premises and every
part and parcel thereof against the lawful claims and demands of all persons
whomsoever, 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 \$ 314,000.00.


Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 2818 AURORA DRIVE, KLAMATH FALLS, OR 97603

Dated this 7th day of December, 2001.


ROBERT M. DOUGLAS

LISA M. DOUGLAS

State of Oregon
County of KLAMATH

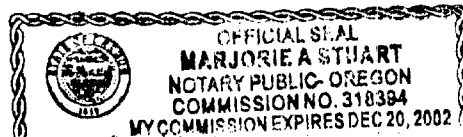
This instrument was acknowledged before me on December 7 2001 by
ROBERT M. DOUGLAS AND LISA M. DOUGLAS.


(Notary Public for Oregon)

My commission expires 12-20-02

ESCROW NO. MT55528-MS

Return to:
MICHAEL J. RONNE
2818 AURORA DRIVE
KLAMATH FALLS, OR 97603



State of Oregon, County of Klamath
Recorded 12/13/01 3:33 p. m.
Vol M01, Pg 63851-2
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

26.00 M

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land being all of Parcel 3 and a portion of Parcel 2 of "Minor Land Partition 31-84" situated in the Southeast one-quarter of the Southeast one-quarter of Section 6, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the Northerly corner common to Parcel 2 and Parcel 3 of said Minor Land Partition 31-84; thence along the Northerly line of said Parcel 3 North 84 degrees 33' 23" East, 238.97 feet to a point of non-tangent curvature and the Southwesterly right-of-way of Aurora Drive; thence along said right-of-way along the arc of an 180.00 radius curve to the left through a central angle of 22 degrees 34' 10", an arc distance of 70.90 feet (the long chord of which bears South 56 degrees 20' 52" East, 70.45 feet) to a point of non-tangency; thence leaving said right-of-way South 22 degrees 38' 58" West, 287.34 feet; thence South 00 degrees 59' 13" East, 29.81 feet; thence South 89 degrees 19' 25" West, 215.52 feet; thence North 05 degrees 50' 19" East, 315.63 feet to the point of beginning. Bearings basd upon Minor Land Partition 31-84 on file at the office of the Klamath County Surveyor.

AND being a portion of Lot 11 and 12, Block 1 of TRACT 1198, VALE DEAN CANYON, and a strip of land lying Southerly of and adjacent to said Lot 12 in the Southeast one-quarter of the Southeast one-quarter of the Southeast one-quarter of Section 6, Township 39 South, Range 10 East of ;the Willamette Meridian, Klamath County, Oregon.