

01 DEC 31 AM 8:49

MT 55757-MS
WARRANTY DEED

Vol M01 Page 66819

JUDITH A. DAY and DAHLIA MABEN,

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

JESSE G. MABEN, JR.,

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
3908-032AO-02600-000 501816

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 \$.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 12422 HIGHWAY 66, KLAMATH FALLS, OR 97601

Dated this 26th day of December, 2001.

Judith A. Day
JUDITH A. DAY

Dahlia Maben
DAHLIA MABEN

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on December 26, 2001 by
JUDITH A. DAY AND DAHLIA MABEN.

Marjorie A. Stuart
(Notary Public for Oregon)

My commission expires 12-20-02

ESCROW NO. MT55757-MS

Return to:

JESSE G. MABEN, JR.
12422 HIGHWAY 66
KLAMATH FALLS, OR 97601



State of Oregon, County of Klamath
Recorded 12/31/01 8:49 a. m.
Vol M01, Pg 66819-66820
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

EXHIBIT "A"
LEGAL DESCRIPTION

A portion of the W1/2 of the SE1/4 of the NE1/4 of Section 32, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the South line of the NE1/4 of Section 32, Township 39 South, Range 8 East of the Willamette Meridian, from which the quarter corner common to Sections 32 and 33 bears North 89 degrees 34' East 678 feet distant; thence North 0 degrees 06' East 1,109.50- feet to the Southerly line of the Ashland-Klamath Falls Highway; thence along said line South 72 degrees 21' West 340.10 feet; thence South 0 degrees 06' West 1,008.65 feet; thence North 89 degrees 34' East 324 feet to the point of beginning.

LESS all of that portion of said tract lying West of a line drawn 120 feet East of and parallel of the West line thereof.