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Vol M02 Page 19596

mtl 56794-7m

State of Oregon, County of Klamath

Recorded 04/03/2002 3:06 p m.

Vol M02. Pg 19596-98

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 3

## RECORDING COVER SHEET

### ALL TRANSACTIONS, PER ORS 205.234

THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON  
PRESENTING THE ATTACHED INSTRUMENT FOR  
RECORDING. ANY ERRORS IN THIS COVER SHEET  
DO NOT AFFECT THE TRANSACTION(S) CONTAINED  
IN THE INSTRUMENT ITSELF.

#### AFTER RECORDING RETURN TO

name and address of the person authorized to receive the  
instrument after recording, as required by ORS 205.180(4)  
and ORS 205.238.

ERSKINE DELOE  
4458 MEMORIE LANE  
KLAMATH FALLS, OR 97603

1. NAME(S) OF THE TRANSACTION(S), described in the attached instrument and required by ORS 205.234(a).  
*Note: Transaction as defined by ORS 205.010 "means any action required or permitted by law to be recorded including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property."*

WARRANTY DEED

2. DIRECT PARTY, name(s) of the person(s) described in ORS 205.125(1)(b) or  
GRANTOR, as described in ORS 205.160.

NORTHFORK FINANCIAL, LLC, AN OREGON LIMITED LIABILITY COMPANY, MICHAEL A. WELT  
AND MARTIN S. HALL, AS TENANTS IN COMMON

3. INDIRECT PARTY, name(s) of the person(s) described in ORS 205.125(1)(a) or  
GRANTEE, as described in ORS 205.160.

ERSKINE DELOE

4. TRUE AND ACTUAL CONSIDERATION PAID for instruments conveying or contracting to convey fee title to any  
real estate and all memoranda of such instruments, reference ORS 93.030.

\$0.00

5. UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING  
ADDRESS for instruments conveying or contracting to convey fee title to any real estate, reference ORS 93.260.

ERSKINE DELOE, 4458 MEMORIE LANE, KLAMATH FALLS, OR 97603

6. FULL OR PARTIAL SATISFACTION, IF ANY, OF THE LIEN CLAIM CREATED BY THE ORDER or  
WARRANT, for instruments to be recorded in County Clerk Lien Records, reference ORS 205.125(1)(e).

7. THE AMOUNT OF THE CIVIL PENALTY OR THE AMOUNT, INCLUDING PENALTIES, INTEREST AND  
OTHER CHARGES, FOR WHICH THE WARRANT, ORDER OR JUDGMENT WAS ISSUED, for instruments to  
be recorded in County Clerk Lien Records, reference ORS 205.125(1)(c) and ORS 18.325.



THIS SPACE RESERVED FOR RECORDER'S USE

19597

After recording return to:

ERSKINE DELOE4458 MEMORIE LANEKLAMATH FALLS, OR 97603

Until a change is requested all  
tax statements shall be sent to  
the following address:

ERSKINE DELOE4458 MEMORIE LANEKLAMATH FALLS, OR 97603Escrow No. MT56794-TM

Title No. \_\_\_\_\_

## WARRANTY DEED

NORTHFORK FINANCIAL, L.L.C., AN OREGON LIMITED LIABILITY COMPANY, MICHAEL A. WELT AND MARTIN S. HALL, AS TENANTS IN COMMON,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:

ERSKINE DELOE  
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#611190 3809-032CA-01600  
KEY#611207 3809-032CA-01700

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.

The true and actual consideration for this conveyance is .

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.

Dated this 1st day of April, 2002

NORTHFORK FINANCIAL, LLC

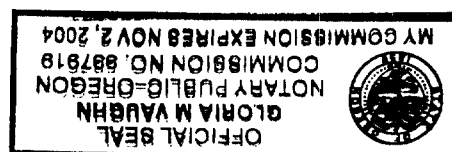
By: Donald W. Woolley, ManagerMichael A. Welt

MARTIN S. HALL

State of Oregon  
County of \_\_\_\_\_

This instrument was acknowledged before me on April 1, 2002 by  
DONALD W. WOOLLEY, AS MANAGER OF NORTHFORK FINANCIAL, LLC., MICHAEL A. WELT AND  
MARTIN S. HALL.

Gloria M. Vaughn  
(Notary Public for Oregon)

My commission expires 11/2/04

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

**PARCEL 1**

Lots 1, 2, 3, 4, 5, and 6 in Block 25 of ORIGINAL TOWN OF KLAMATH FALLS, (formerly Linkville), Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Also that part of vacated Maple Alley adjoining Lot 6 in Block 25 of said Original Town of Klamath Falls (formerly Linkville), Oregon, and all that portion of Lot 1 of Block 26, said Original Town of Klamath Falls, (formerly Linkville), lying Easterly of Conger Avenue. EXCEPTING from the above described property that portion thereof conveyed by Edward A. Dunham, et ux, to the City of Klamath Falls, Oregon, by deed recorded on page 107 of Volume 123 of Deeds, Records of Klamath County, Oregon.

Lot 7 in Block 25 of ORIGINAL TOWN OF KLAMATH FALLS, (formerly Linkville), and that portion of vacated Maple Alley adjacent to said Lot 7 on the West and that portion of Lot 4, Block 26, Original Town of Linkville (now Klamath Falls) lying between said portion of vacated Maple Alley and the Easterly line of Conger Street, according to the duly recorded plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SAVING AND EXCEPTING from the above described property all that portion thereof conveyed to the State of Oregon by Deed recorded on page 193 of Volume 283 of Deeds, Records of Klamath County, Oregon.

**PARCEL 2**

Lots 8 and 9 in Block 25 of ORIGINAL TOWN OF KLAMATH FALLS (formerly Linkville), according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING that part in Deed Book 283, page 193, Deed Records of Klamath County, Oregon.

ALSO all that portion of South one-half of vacated Pine Street adjoining the above described property.

\*\*\* END OF LEGAL DESCRIPTION \*\*\*