

'02 APR 15 AM 11:04

MT 56853-TM



THIS SPACE RESERVED FOR RECORDER'S USE

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After recording return to:

THOMAS J. O'NEIL  
921 E. FRONT STREET  
MERRILL, OR 97633

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

THOMAS J. O'NEIL  
921 E. FRONT STREET  
MERRILL, OR 97633

Escrow No. MT56853-TM  
Title No. \_\_\_\_\_

State of Oregon, County of Klamath  
Recorded 04/15/2002 11:04 a m.  
Vol M02. Pg 21920-21  
Linda Smith, County Clerk  
Fee \$ 26<sup>00</sup> # of Pgs 2

## WARRANTY DEED

RODNEY S. GREEN and NADIENE GREEN, as tenants by the entirety,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
THOMAS J. O'NEIL and ARLENE O'NEIL, 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#100580 4110-00100-00900  
KEY#39381 M-088179

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 \$ **42,500.00.**

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 15 day of April, 2002

Rodney S. Green  
RODNEY S. GREEN  
Nadiene Green  
NADIENE GREEN

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on April 15, 2002 by  
RODNEY S. GREEN AND NADIENE GREEN.

Samara L. McDaniel  
(Notary Public for Oregon)  
My commission expires 12/17/05

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

A tract of land situated in the SE1/4 of Section 1, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, bounded as follows:

Beginning at the iron pin which marks the quarter section corner common to Sections 1 and 12, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon; running thence North 0° 29' West along the quarter line, which line is also the East boundary of Sunshine Tracts, a distance of 674 feet to an iron pin; thence South 89 ° 51' East a distance of 193.9 feet to a point; thence South 0° 29' East parallel to the above mentioned quarter line a distance of 673.2 feet to a point on the South line of said Section 1 which line is also the center line of the Dalles California Highway; thence North 89° 57' West along said South Section line a distance of 193.9 feet, more or less, to the point of beginning. There is reserved from this strip of land 30 feet wide along the Southerly side of this tract which is the right of way of said Dalles California Highway and also reserved is the right of way for irrigation ditch along the Northerly and Westerly sides of said Tract: