



THIS SPACE RESERVED FOR RECORDER'S USE

MT56738-TM

After recording return to:

DAVID G. SABO

2001 PARK AVENUE

KLAMATH FALLS, OR 97601

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

DAVID G. SABO

2001 PARK AVENUE

KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath

Recorded 04/24/2002 3:10 p m.

Vol M02. Pg 24302-03

Linda Smith, County Clerk

Fec \$ 26.00 # of Pgs 2

Escrow No. MT56738-TM

Title No. _____

'02 APR 24 PM3:10

WARRANTY DEED

ANN LAURIE MCPHERSON,

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

DAVID G. SABO and PATTI A. SABO, 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#174242

3809-021CC-02400

KEY#174215

3809-021CC-02500

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 \$ 183,500.00.

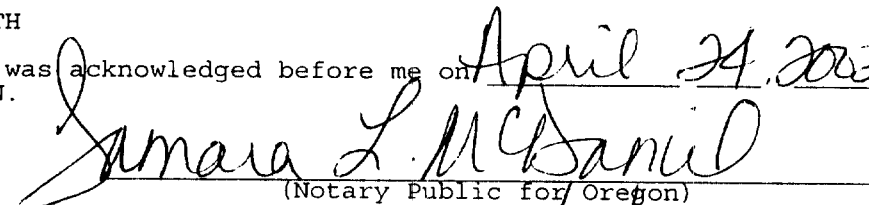
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 24 day of April, 2002.

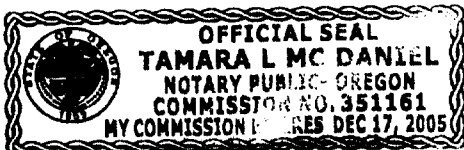

ANN LAURIE MCPHERSON

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on April 24, 2002 by ANN LAURIE MCPHERSON.


(Notary Public for Oregon)

My commission expires 12/17/05



26.00

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

Lots 13, 14, and 15 in Block 14 of MOUNTAIN VIEW ADDITION to the City of Klamath Falls, According to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2:

Lot 16 in Block 14 of MOUNTAIN VIEW ADDITION to the City of Klamath Falls, According to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. EXCEPTING THEREFROM that portion of said property lying below a depth of five hundred (500) feet measured vertically from the contour of the surface thereof; provided, however, that said grantor, its successors and assigns, shall not have the right for any and all purposes to enter upon, into or through the surface or the portion of said property lying above 500 feet, measured vertically from the contour of the surface of said property; as set forth in Warranty Deed from Oregon, California & Eastern Railroad Company, a corporation, recorded July 3, 1974 in Volume M74, page 8233, Deed Records of Klamath County, Oregon.