



THIS SPACE RESERVED FOR RECORDER'S USE

MT 56882-142

After recording return to:

CRAIG M. MOORE

7808 HILYARD AVENUE

KLAMATH FALLS, OR 97603

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

CRAIG M. MOORE

7808 HILYARD AVENUE

KLAMATH FALLS, OR 97603

Escrow No. MT56882-KR

Title No.

Vol M02 Page

25725

State of Oregon, County of Klamath

Recorded 04/30/2002 3:12 P m.

Vol M02, Pg 25725-26

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2.

'02 APR 30 PM3:12

WARRANTY DEED

WILLIAM R. COTTER, SR. and MARILYN L. COTTER, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
CRAIG M. MOORE and KATHLEEN W. MOORE, 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 #590845 3910-007BB-00100-000

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 \$ 224,500.00.

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 29th day of April, 2002.

* William R. Cotter, Sr.
WILLIAM R. COTTER, SR.

* Marilyn L. Cotter
MARILYN L. COTTER

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on April 29, 2002 by
WILLIAM R. COTTER, SR. AND MARILYN L. COTTER.

Kristin L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2003



EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 1 of Land Partition 21-98, situated in the NW1/4 of the NW1/4 of Section 7, Township 39 South, Range 10 East, Willamette Meridian, Klamath County, Oregon.

RESERVING THEREFROM a 16 foot wide public utility easement being a portion of parcel 1 of "Land Partition 21-98", situated in the NW1/4 NW1/4 of Section 7, Township 39 South, Range 10 East, Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the Northeast corner of said Parcel 1; thence South 00° 07' 00" West, along the East line of said Parcel 1, 111.00 feet; thence, leaving the said East line, North 89° 53' 00" West 16.00 feet; thence North 00° 07' 00" East 110.97 feet to a point on the North line of said Parcel 1; thence South 89° 59' 00" East 16.00 feet to the point of beginning, with bearings based on Record of Survey 6310 on file at the Office of the Klamath County Surveyor.

Said easement is for the benefit of, and is appurtenant to, the remaining property of the grantors herein, described as follows: Parcels 2 and 3 of Land Partition 21-98, situated in the NW1/4 NW1/4 of Section 7, Township 39 South, Range 10 East, Willamette Meridian, Klamath County, Oregon.