



THIS SPACE RESERVED FOR RECORDER'S USE
MT56799-TM

Vol M02 Page 26229

After recording return to:

ANN L. MCPHERSON

1004 BISMARK STREET

KLAMATH FALLS, OR 97601

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

ANN L. MCPHERSON

1004 BISMARK STREET

KLAMATH FALLS, OR 97601

Escrow No. MT56799-TM

Title No. _____

State of Oregon, County of Klamath

Recorded 05/01/2002 3:04 p m.

Vol M02, Pg 26229-30

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

'02 MAY 1 PM3:04

WARRANTY DEED

EILEEN M. WARNER,

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

ANN L. MCPHERSON

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#434676

3809-019CC-02800

KEY#872636

3809-019CC-03001

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 \$ 86,500.00.

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 30 day of April, 2002.

Eileen M. Warner

EILEEN M. WARNER

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on April 30, 2002 by
EILEEN M. WARNER.

Tamara L. McDaniel
(Notary Public for Oregon)

My commission expires 12/17/05

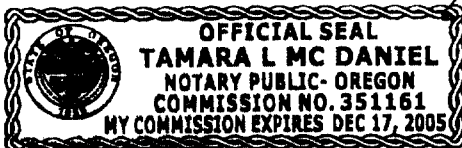


EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

Lot 1, Block 2, SHIPPINGTON 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:

A parcel of land in the SW1/4 SW1/4 of Section 19, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and more particularly described as follows:

Beginning at the Southeasterly corner of Lot 1, Block 2, SHIPPINGTON ADDITION TO THE CITY OF KLAMATH FALLS, OREGON; thence North 76 degrees 30' West along the South line of said Lot 1 a distance of 52.9 feet to the Southwesterly corner of said Lot 1; thence South 13 degrees 30' West at right angles to the Southerly line of said Lot 1, said line also being the Southerly extension of the line between Lots 1 and 2, Block 2, Shippington Addition, 82.5 feet, more or less, to a point on the Northeasterly line of Bly Street; thence South 15 degrees 27' East, along said Northeasterly line of Bly Street, a distance of 15.4 feet, more or less, to its intersection with the Northwesterly line of Melhase Street extended; thence North 38 degrees 45' East, along said Northwesterly line of Melhase Street, a distance of 106.1 feet, more or less, to the point of beginning.