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02 MAY 20 AM 10:36

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STATE OF OREGON,

1..

Verne E. RYAN JR.
H C 30 BOX 119
CH E M U I T , O R E . 9 7 7 3 1

Grantor's Name and Address

PATRICIA ANN CARPENTER
4069 FT. PECK ST BEAN
SHASTA LAKE CITY, CA. 96019

Grantee's Name and Address

SPACE RESERVED
FOR

RECORDER'S USE

After recording, return to (Name, Address, Zip):

OC Verne E. RYAN AND PATRICIA CARP. BEAN
H C 30 BOX 119
CH E M U I T , O R E . 9 7 7 3 1

Until requested otherwise, send all tax statements to (Name, Address, Zip):

SAME AS ABOVE

State of Oregon, County of Klamath

Recorded 05/20/2002 10:36 a.m.

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Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

eputy.

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that VERNE E. RYAN JR.

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by E. JR.
PATRICIA ANN CARPENTER - BEAN AND VERNE RYAN WITH RIGHTS OF SURVIVORSHIP

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in KLAMATH County, State of Oregon, described as follows, to-wit:

A portion of land in the E 1/2 of the NE 1/4 of Section 19, Township 28 South, Range 8 East of the Willamette Meridian, shown as Parcel No. 1 on map of Survey No. 1343 filed in the office of the Klamath County Surveyor, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning At the Southwest corner of the North Beaver Marsh Addition is marked by a 1 inch iron pipe; thence South 73 degrees 04' 30" East along the South line of said North Beaver Marsh Addition 537.75 feet to 1/2 inch iron pipe; thence South 16 degrees 59' West 468.00 feet to 5/8 inch iron pin; thence North 73 degrees 04' 30" West 395.60 feet to a 3/4 inch iron pipe on the North-South centerline of the NE 1/4 of Section 19; thence North 0 degrees 05' East, 488.97 feet to the point of beginning.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):

_____, and that grantor will warrant and forever defend the 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 paid for this transfer, stated in terms of dollars, is \$ 0. However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration. (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument on 5-20-02; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Verne E. Ryan Jr.

STATE OF OREGON, County of Klamath ss.This instrument was acknowledged before me on May 20, 2002by Verne E. Ryan

This instrument was acknowledged before me on _____

by _____

as _____

of _____



Notary Public for Oregon

My commission expires Mar. 15, 2003