



After recording return to:

Douglas J. Wickham

64 Silverwood Drive

Lafayette, CA 94549

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

Douglas J. Wickham

64 Silverwood Drive

Lafayette, CA 94549

Escrow No. K58688S

Title No. K58688-S

THIS SPACE RESERVED FOR RECORDER'S USE

Vol M02 Page 30792

State of Oregon, County of Klamath

Recorded 05/23/2002 3:19 p.m.

Vol M02. Pg 30792-94

Linda Smith, County Clerk

Fee \$ 31.00 # of Pgs 3

'02 MAY 23 PM3:19

### STATUTORY WARRANTY DEED

Cynthia L. Miller and Jean Mari Zoller, Trustees of the Melvin B. Miller Revocable Trust, Grantor, conveys and warrants to Douglas J. Wickham and Kathleen A. Wickham, husband and wife, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Attached Exhibit "A" Legal Description

This property is free of liens and encumbrances, EXCEPT: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

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.

The true consideration for this conveyance is \$375,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 20<sup>th</sup> day of May 2002

The Melvin B. Miller Revocable Tr.

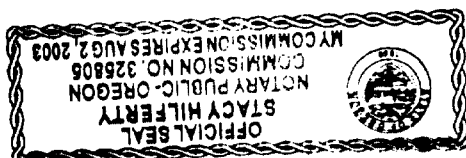
By: Cynthia L. Miller  
Cynthia L. Miller, Trustee

By: Jean Mari Zoller, Trustee  
Jean Mari Zoller, Trustee

STATE OF OREGON

County of Klamath } ss.

This instrument was acknowledged before me on this 20 day of May, 2002  
by Cynthia L. Miller and Jean Mari Zoller Trustees of the Melvin B. Miller Revocable Trust



Stacy Hilferly  
Notary Public for Oregon  
My commission expires: 8-2-03

K31-

30793

NOTARY ACKNOWLEDGMENT

State of California }  
County of Clark } ss:

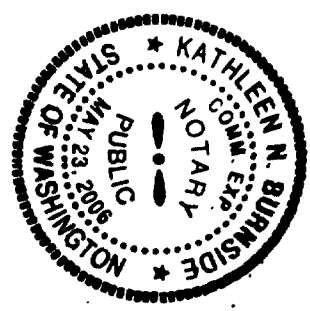
On May 21, 2002 before me, Kathleen Burnside  
I, a Notary Public in and for the State of California, personally  
appeared Sean MacZeller

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized  
capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the  
person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Kathleen Burnside  
Signature

(Space above for official notarial seal)



30794

Exhibit A.

A tract of land situated in the North one half of the Northeast one-quarter of Section 13, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point from which the stone marking the one-quarter corner common to Sections 12 and 13 bears North 73°03'15" West, 1125.58 feet, said point of beginning being the point of intersection of the centerline tangents number 13 and number 14 of a 40 foot wide road easement as platted for Minor Land Partition Number 51-82; thence North 47°10'55" East 440.67 feet to a 5/8" iron rod; thence South 46°16'02" East, 236.86 feet to a 5/8" iron rod; thence South 21°07'34" East 380.53 feet to a 5/8" iron rod; thence South 15°24'06" West 94.38 feet to a 5/8" iron rod; thence South 62°48'53" West 441.51 feet to a point on the centerline tangent number 12 of said 40 foot wide road; thence along said centerline North 18°40'48" West 399.67 feet to the point of intersection of tangents number 12 and number 13; thence continuing along said centerline North 32°45'00" West 158.47 feet to the point of beginning.