

After Recording Return to:
JOHN W. RICHARDSON and SCOTT W. PATTERSON

29234 Trailway Lane
Agoura Hills, Ca. 91301

Until a change is requested all tax statements
 Shall be sent to the address shown above.

State of Oregon, County of Klamath
 Recorded 05/28/2002 11:15 a.m.
 Vol M02, Pg 31151-52
 Linda Smith, County Clerk
 Fee \$ 26.00 # of Pgs 2

WARRANTY DEED
 (INDIVIDUAL)

PATRICIA J. WILSON, herein called Grantor, convey(s) to **JOHN W. RICHARDSON and SCOTT W. PATTERSON**, not as tenants in common, but with full rights of survivorship, herein called Grantees, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$147,000.00**.
 (here comply with the requirements of ORS 93.930)

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 May 21, 2002.

Patricia J. Wilson
PATRICIA J. WILSON

STATE OF OREGON, County of **Klamath**) ss.

On May 24, 2002, personally appeared the above named **PATRICIA J. WILSON** and acknowledged the foregoing instrument to be her voluntary act and deed.

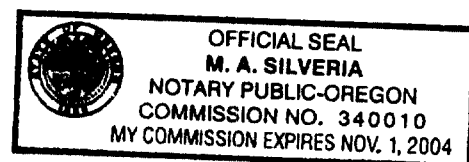
This document is filed at the request of:



525 Main Street
 Klamath Falls, OR 97601
 Order No.: 00055081

Before me: M. A. Silveria
 Notary Public for Oregon
 My commission expires: **March 22, 2005** November 01, 2002

Official Seal



"Exhibit A"

PARCEL 1:

That portion of Government Lots 18, 23, 26 and 31, lying West of the Railroad right of way, in Section 28, Township 35 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

EXCEPTING that portion in the NW 1/4 of Lot 18 conveyed by deed recorded November 5, 1920 in Book 54 at Page 364, Deed Records of Klamath County, Oregon.

PARCEL 2:

That part of Lots 25 and 32, lying West of the Railroad right of way, in Section 28, Township 35 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon.