



THIS SPACE RESERVED FOR RECORDER'S USE
MT 57500-KR

Vol MO2 Page 38143

After recording return to:
GARY P. DOUGHTY
1107 CARLSON DRIVE
KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath
Recorded 07/03/2002 10:59 a m.
Vol M02, Pg 38143-44
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

Until a change is requested all
tax statements shall be sent to
the following address:
GARY P. DOUGHTY
1107 CARLSON DRIVE
KLAMATH FALLS, OR 97603

Escrow No. MT57500-KR
Title No. _____

'02 JUL 3 AM 10:59

WARRANTY DEED

BETTY LOUISE BRUNER,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
GARY P. DOUGHTY and SANDRA E. DOUGHTY, 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:

PLEASE SEE ATTACHED EXHIBIT A"

KEY #696802 3809-035CB-01600-000
KEY #705525 3809-035CB-01500-000

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 \$ 175,000.00.

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 28th day of June, 2002.

Betty Louise Bruner
BETTY LOUISE BRUNER

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on June 28, 2002 by BETTY
LOUISE BRUNER.

Kristi L. Redd

(Notary Public for Oregon)
My commission expires 11/16/2003



EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the NE1/4 of the SE1/4 of Section 34 and the NW1/4 of the SW1/4 of Section 35, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, also being a part of Lot 16, Block 1, of Shadow Hills-1 Subdivision, more particularly described as follows:

Commencing at a ½ inch iron pin marking the Northeast corner of Lot 16, Block 1 of Shadow Hills-1 Subdivision, which is the true point of beginning, thence South 23° 56' 00" West along the Westerly right of way line of Summers Lane, 50.00 feet to a ½ inch iron pin; thence North 66° 04' 00" West, parallel with the North line of Lot 16, Block 1 of the Shadow Hills-1 Subdivision, 128.64 feet to a ½ inch iron pin on the West line of said Lot 16, Block 1, thence North 00° 02' 42" East along the West line of said Lot 16, Block 1, 54.68 feet to a ½ inch iron pin at the Northwest corner of said Lot 16, Block 1; thence South 66° 04' 00" East along the North line of said Lot 16, Block 1, 150.78 feet to the true point of beginning.

ALSO...

That portion of Lot 16, Block 1, Tract 1031, Shadow Hills Subdivision No. 1, according to the official plat thereof on file in the Office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the most Northeasterly corner of Lot 16; thence South 23° 56' 00" West 50.00 feet to the point of beginning; thence North 66° 04' 00" West 128.64 feet to the West line of said Lot 16; thence South along the West line of Lot 16, 54.68 feet; thence South 66° 04' 00" East 106.49 feet to the East line of Lot 16.