



THIS SPACE RESERVED FOR RECORDER'S USE  
MT57446-TM

After recording return to:  
MARK G. CONDON

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

State of Oregon, County of Klamath  
Recorded 07/11/2002 3:06 p. m.  
Vol M02, Pg 39484-85  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

Escrow No. MT57446-TM  
Title No. \_\_\_\_\_

'02 JUL 11 PM 3:06

### WARRANTY DEED

NINA E. SIMPSON,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
MARK G. CONDON and BONNIE E. CONDON, 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:  
SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE  
KEY#101669 4110-011BD-00100  
KEY#M-162078 63772  
KEY#M-162597 648886

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 \$ 129,900.00.

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 9 day of July, 2002

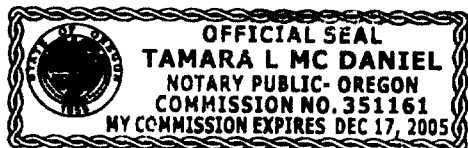
Nina E. Simpson  
NINA E. SIMPSON

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on July 9, 2002 by NINA  
E. SIMPSON.

Tamara L. McDaniel  
(Notary Public for Oregon)

My commission expires 12/17/05



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

The following described property in Klamath County, Oregon, being a portion of Tract 48 of MERRILL TRACT and a portion of Section 11, Township 41 South, Range 10 East, Willamette Meridian, Klamath County, Oregon:

Beginning at a point in the center line of the County Road that runs due west from the Town of Merrill, Oregon, which point of beginning is 39.4 feet East of the quarter corner common to Sections 2 and 11 of Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon; thence West along said section line a distance of 85 feet; thence South at right angles to the section line a distance of 230 feet; thence East 85 feet; thence North 230 feet to the point of beginning.

ALSO:

Part of Tract 48 of MERRILL TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, described as follows:

Commencing at a point on a line between Sections 2 and 11 in Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon; said point being West along said line a distance of 45.6 feet from the North quarter corner of said Section 11, and being the Northwest corner of a tract conveyed to Charles W. Krantz, and wife, by deed recorded May 15, 1953, in Book 260, page 610; thence West along said Section line a distance of 156.4 feet to the Northeast corner of a tract conveyed to Lucile Markee by deed recorded February 15, 1950 in Book 236, page 583; thence South 162 feet; thence West 70 feet to the East line of a tract conveyed to Billie Joe Mattox, and wife, by deed recorded February 23, 1967, in M-67 at page 1241; thence South to the South line of Tract 48 of MERRILL TRACTS; thence East along the South line of said Tract 48 to the West line of a tract conveyed to Robert Taylor and Naomi Taylor by deed recorded July 14, 1966 in M-66 at page 7169, thence North along the West line of said Taylor tract to the Southeast corner of said tract conveyed to said Charles W. Krantz, and wife; thence West along the South line of said Krantz tract to the Southwest corner thereof; thence North along the West line of said Krantz tract a distance of 230 feet to the point of beginning.

EXCEPTING THEREFROM that portion of the above described property lying in Falvey Road.