

02 JUL 25 AM 10:54

After Recording Return to:  
RICHARD W. AVEY and WILLIAM B. SAMPSON

7610 Booth Road  
Klamath Falls, OR. 97603

State of Oregon, County of Klamath  
Recorded 07/25/2002 10:54 a m.  
Vol M02, Pg 41931  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 1

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

**WARRANTY DEED**  
(INDIVIDUAL)

LESLIE G. DRETSCH, herein called Grantor, convey(s) to RICHARD W. AVEY and WILLIAM B. SAMPSON, not as tenants in common, but with full rights of survivorship, herein called Grantees, an estate in fee simple all that real property situated in the County of KLAMATH, State of Oregon, described as:

A parcel of land lying in the NW 1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point which is North 1° 12' West 361.4 feet and East 30 feet from the West quarter corner of said Section 11; thence North 1° 12' West 100 feet; thence North 88° 57' East 100 feet; thence South 1° 12' East 100 feet; thence South 88° 57' West 100 feet to the point of beginning.

EXCEPTING THEREFROM any portion lying within the right of way of Summers Lane and any portion lying within the right of way of Winter Avenue.

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 \$55,000.00.  
(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: July 23, 2002



LESLIE G. DRETSCH

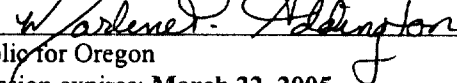
STATE OF OREGON, County of Klamath)ss.

On July 25, 2002 personally appeared the above named LESLIE G. DRETSCH and acknowledged the foregoing instrument to be his voluntary act and deed.

This document is filed at the request of:



525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00055453

Before me:   
Notary Public for Oregon  
My commission expires: March 22, 2005

Official Seal

