



MT 57649-TA

THIS SPACE RESERVED FOR RECORDER'S USE

Vol M02 Page 42029

After recording return to:

LARRY OSBURNE3939 TINGLEY LANEKLAMATH FALLS, OR 97603Until a change is requested all  
tax statements shall be sent to  
the following address:LARRY OSBURNE3939 TINGLEY LANEKLAMATH FALLS, OR 97603Escrow No. MT57649-TA

Title No. \_\_\_\_\_

State of Oregon, County of Klamath

Recorded 07/25/2002 2:59 p. m.Vol M02, Pg 42029-31

Linda Smith, County Clerk

Fee \$ 3/00 # of Pgs 3

'02 JUL 25 PM2:59

## WARRANTY DEED

CARLA D. GAMBLE and RUTH IONE KELLEY,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

**LARRY OSBURNE and COLLEEN OSBURNE, 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"

539625

3909-009C0-00100-00

m-179060  
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.

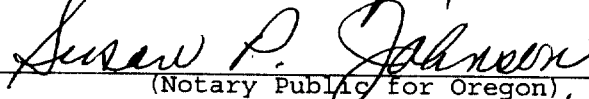
The true and actual consideration for this conveyance is \$ 72,500.00.

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.

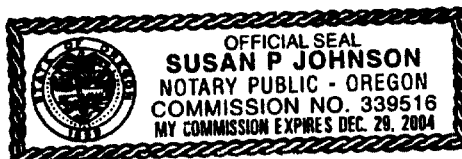
Dated this 17 day of July, 2002.

CARLA D. GAMBLE

RUTH IONE KELLEY

State of Oregon  
County of KLAMATHThis instrument was acknowledged before me on July 17 2002 by RUTH IONE KELLEY AND CARLA D. GAMBLE Si

(Notary Public for Oregon)

My commission expires 12/29/04

SIGNATURE PAGE  
FOR WARRANTY DEED

Ruth Ione Kelley  
RUTH IONE KELLEY

STATE OF OREGON COUNTY OF KLAMATH

This instrument was acknowledged before me on JULY 19, 2002

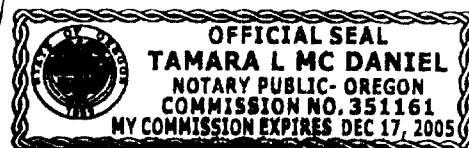
by RUTH IONE KELLEY

as \_\_\_\_\_

of \_\_\_\_\_

Tamara L. McDaniel  
Notary Public for the State of OREGON

My commission expires: DECEMBER 17, 2005



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

Vacated lots 1 through 20, inclusive, in vacated Block 16, and vacated Lots 1 through 6, inclusive, in vacated Block 17, in Ewauna Park, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; TOGETHER WITH that portion of vacated Maple Way as inured thereto

EXCEPTING THEREFROM that portion thereof conveyed to Larry L. Horstman & Charleen K. Horstman, husband and wife, by Deed recorded April 17, 1979 in Volume M79 at page 8709, Microfilm Records of Klamath County, Oregon, described as follows:

A tract of land situated in the NE1/4 SW1/4 of Section 9, Township 39 South, Range 9 East, Willamette Meridian, Klamath County, Oregon, also being a portion of Block 16 and Maple Way of EWAUNA PARK, a duly recorded subdivision, more particularly described as follows:

Beginning at a point from which the Center ¼ (one-fourth) corner of said Section 9 bears North 25° 27' 19" East 390.45 feet; thence North 62° 41' 45" West 293 feet, more or less, to the Southerly right-of-way line of State Highway No. 420; thence Northerly and Easterly along said right-of-way line to a point that bears North 03° 13' 26" West from the point of beginning; thence South 03° 13' 26" East 313 feet, more or less, to the point of beginning, with bearings based on Recorded Survey No. 2740, as recorded in the office of the Klamath County Surveyor.

AND EXCEPTING THEREFROM that portion thereof conveyed to Sam Pool and Peggy Pool, husband and wife, by Deed recorded December 9, 1982 in Volume M82 at page 17475, Microfilm Records of Klamath County, Oregon, described as follows:

A tract of land situated in the NE1/4 SW1/4 of Section 9, Township 39 South, Range 9 East, Willamette Meridian, Klamath County, Oregon, and being a portion of vacated Block 16 and Birch Street, EWAUNA PARK subdivision, more particularly described as follows:

Beginning at a point on the centerline of vacated Birch Street, from which the center ¼ corner of said Section 9 bears North 33° 17' 23" East 571.15 feet; thence South 19° 18' West 25.00 feet to the Southerly line of said Birch Street; thence North 70° 42' West 191.00 feet, along said Southerly line to the Easterly right of way line of Tingley Lane (Manzanita Way by said EWAUNA PARK); thence North 19° 18' East along said right of way line, 212.34 feet; thence South 27° 54' 47" East 69.05 feet; thence South 66° 22' 22" East 140.73 feet; thence South 19° 18' West 129.82 feet to the point of beginning, with bearings based on said plat of EWAUNA PARK.

(Said second excepted parcel also being known as Parcel 2 of Minor Partition No. 81-81.)

(The parcel first above described also being known as Parcel 1 of Minor Partition No. 81-81.)