



MTC 5705-KR

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

KATHLEEN A. WILLIAMS114 EAST STREETKLAMATH FALLS, OR 97601

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

KATHLEEN A. WILLIAMS114 EAST STREETKLAMATH FALLS, OR 97601Escrow No. MT57705-KR

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

Vol M02 Page 42871

State of Oregon, County of Klamath

Recorded 07/30/2002 11:26 a m.Vol M02, Pg 42871-72

Linda Smith, County Clerk

Fee \$ 26<sup>00</sup> # of Pgs 2

'02 JUL 30 AM 11:26

## WARRANTY DEED

JUSTIN A. RODRIGUEZ and JOYCE C. HOLLANDER-RODRIGUEZ, as tenants by the  
entirety,

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

KATHLEEN A. WILLIAMS

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 #369764 3809-029DC-06000-000

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 \$ 85,000.00.

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 29<sup>th</sup> day of July, 2002.

Justin A. Rodriguez  
JUSTIN A. RODRIGUEZ

Joyce C. Hollander-Rodriguez  
JOYCE C. HOLLANDER-RODRIGUEZ

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on July 29, 2002 by  
JUSTIN A. RODRIGUEZ AND JOYCE C. HOLLANDER-RODRIGUEZ.

Kristil L. Redd  
(Notary Public for Oregon)

My commission expires 11/16/2003



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

All of Lots 1 and 2 in Block 58 of NICHOLS ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, and that portion of Lot 9 Deeded by Elizabeth Evans, et al to Sadie B. Smith Mattoon by Deed recorded in Book 60 at page 477, Deed Records of Klamath County, Oregon, more particularly described as follows:

A triangular portion off the Southerly end of Lot 9 in Block 58, NICHOLS ADDITION to Klamath Falls, (formerly Linkville), Oregon, described as follows:

All of said Lot 9 cut off by a line drawn from a point on the Westerly line of East Street distant twenty-two (22) feet North from the most Southerly corner of said Lot 9 of said Block 58, to a point on the Westerly line of said Lot 2 of said Block 58, distant thereon twenty-two (22) feet Southerly from the corner common to Lots 2, 3, 8 and 9 of said Block 58.

SAVING AND EXCEPTING that portion of said Lot 2 Deeded by Sadie B. Smith Mattoon to S.B. Evans, et al, by Deed recorded in Book 60 at page 440, Deed Records of Klamath County, Oregon, more particularly described as follows:

A triangular portion off the Northerly end of Lot 2 in Block 58, NICHOLS ADDITION, to Klamath Falls, (formerly Linkville), Oregon, described as follows:

All of said Lot 2 cut off by a line drawn from a point on the Westerly line of East Street distant twenty-two (22) feet North from the most Southerly corner of Lot 9 of said Block 58 to a point on the Westerly line of said Lot 2, distant thereon twenty-two (22) feet Southerly from the corner common to Lots 2, 3, 8 and 9 of said Block 58.

ALSO EXCEPTING those portions of Lots 2 and 9 in Block 58, NICHOLS ADDITION to Klamath Falls, Oregon, deeded by William Newman, et ux, to F. R. Olds in deed Volume 139, page 359, Deed Records of Klamath County, Oregon, more particularly described as followed:

Beginning at a point on the West line of East Street at a point 22 feet Northerly from the Northeast corner of Lot 1, in Block 58, of NICHOLS ADDITION to the City of Klamath Falls, Oregon, thence Northwesterly to a point on the Westerly line of Lot 2 which is 25 feet Southerly from the Northwest corner of said Lot 2, thence Northerly 3 feet along the Westerly line of Lot 2, thence Easterly to the place of beginning.

ALSO EXCEPTING that portion contained within the U.S.B.R. Canal right of way.