



THIS SPACE RESERVED FOR RECORDER'S USE
MTC 57638-LW

After recording return to:

BETTY J. CLEMENS

P.O. BOX 554

SEEVVIEW, WA 98644

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

BETTY J. CLEMENS

P.O. BOX 554

SEEVVIEW, WA 98644

Escrow No. MT57638-LW

Title No.

Vol M02 Page 43390

State of Oregon, County of Klamath

Recorded 07/31/2002 2:56 p.m.

Vol M02, Pg 43390-91

Linda Smith, County Clerk

Fee \$ 26.10 # of Pgs 2

'02 JUL 31 PM2:56

WARRANTY DEED

GREGORY VANDEWARK and JULIE A. VANDEWARK, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:

BETTY J. CLEMENS

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
3507-006CD-00600-000 224153

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 \$ 216,000.00.

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 25 day of July, 2002.

GREGORY VANDEWARK
GREGORY VANDEWARK

JULIE A. VANDEWARK
JULIE A. VANDEWARK

STATE OF CALIFORNIA

COUNTY OF PLACER

} ss.

On JULY 25 2002, before me, EILEENE M. SCHLICHTING, NOTARY PUBLIC,
personally appeared GREGORY VANDEWARK AND JULIE A. VANDEWARK personally known
to me (or proved to me on the basis of satisfactory evidence) to be the
person(s) whose name(s) is/are subscribed to the within instrument and
acknowledged to me that THEY executed the same in THEY authorized
capacity(ies), and that by THEY signatures(s) on the instrument the person(s)
or the entity upon behalf of which the person(s) acted, executed the
instrument.

WITNESS my hand and official seal.

Signature

Eileene M. Schlichting



EXHIBIT "A"
LEGAL DESCRIPTION

The Northerly 130 feet of the Southerly 212.5 feet of that portion of Government Lot 21 lying Westerly of the Westerly right of way line of State Highway #427, being a portion of Section 6, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon; and,

The Southerly 100 feet of the Northerly 447.6 feet of that portion of Government Lot 21 lying Westerly of the Westerly right of way line of State Highway #427, being in Section 6, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.