



MT57749-KR

THIS SPACE RESERVED FOR RECORDER'S USE

Vol M02 Page 45886

After recording return to:

LYNN M. DWYER

19087 No. Poe Valley Rd
KLAMATH FALLS, OR 97603Until a change is requested all
tax statements shall be sent to
the following address:

LYNN M. DWYER

19087 No. Poe Valley Rd
KLAMATH FALLS, OR 97603Escrow No. MT57749-KR

Title No. _____

State of Oregon, County of Klamath

Recorded 08/15/2002 10:58 a m.Vol M02, Pg 45886-87

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

'02 AUG 15 AM 10:58

WARRANTY DEED

JUNE M. WOODWICK,

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

LYNN M. DWYER

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

3911-V2000-00400-000 617416

3911-V2000-00400-000 7227

3911-V2000-00302-000 872639

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:"TOGETHER WITH A 1987 REDMAN MOBILE HOME, PLATE #X198527, VIN #11812284,
WHICH IS SITUATED ON THE SUBJECT PROPERTY."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 30th day of July, 2002
JUNE M. WOODWICKState of Oregon
County of KLAMATHThis instrument was acknowledged before me on July 30, 2002 by JUNE
M. WOODWICK.
(Notary Public for Oregon)My commission expires 11/16/2003

PARCEL 1:

Beginning at the North quarter corner of Section 20, Township 39 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon; thence South 89°12 05' 36" West along the North line of said Section 20, 1,338.59 feet to the West 1/16th corner on the North line of said Section; thence south 00°12 48' 38" East, 100 feet; thence North 89°12 05' 36" East, 398.59 feet to the true point of beginning; thence continuing North 89°12 05' 36" East, 360.56 feet; thence South 1,063.53 feet; thence South 29°12 38' 20" West, 400 feet to the Northerly line of the County Road; thence along said road North 60°12 21' 40" West, 85 feet to the beginning of a curve to the right; thence along said curve with a radius of 380.96 feet through a central angle of 33°12 18' 50" for a distance of 221.50 feet; thence North 27°12 02' 50" West, 170 feet; thence North 62°12 57' 10" East, 156.50 feet; thence North 982.99 feet to the true point of beginning. ALSO described as Lot 3 of Parcel 2 of survey filed February 19, 1970 in Volume M70, page 1342, Microfilm Records of Klamath County, Oregon. PARCEL 2: A tract of land situated in the NE1/4 NW1/4 of Section 20, Township 39 South, Range 11 1/2 East, Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at a point on the North line of said Section 20, North 89°12 05' 36" East 400.00 feet from the West 1/16 corner common to Section 17 and said Section 20; thence along the North line of said Section 20, North 89°12 05' 36" East 360.56 feet; thence South 100.01 feet; thence South 89°12 05' 36" West 360.56 feet; thence North 100.01 feet to the point of beginning, with bearings based on recorded survey 1447.