

02 AUG 15 PM 2:58

After Recording Return to:

KRISTINE M. HESS

172 Dahlia St  
Klamath Falls OR 97601

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

State of Oregon, County of Klamath

Recorded 08/15/2002 2:58 p. m.

Vol M02, Pg 45981-82

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

**WARRANTY DEED**  
(INDIVIDUAL)

JAMES F. WORTHEN and SHIRLEY F. WORTHEN, husband and wife, herein called Grantor, convey(s) to KRISTINE M. HESS, herein called Grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.



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 \$92,500.00.  
(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 August 14, 2002.

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JAMES F. WORTHEN

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SHIRLEY F. WORTHEN

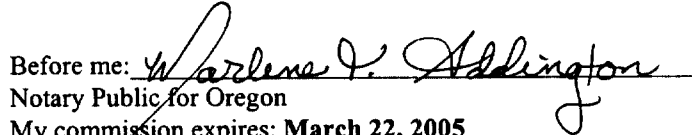
STATE OF OREGON, County of Klamath) ss.

On August 14, 2002 personally appeared the above named JAMES F. WORTHEN and SHIRLEY F. WORTHEN and acknowledged the foregoing instrument to be their voluntary act and deed.

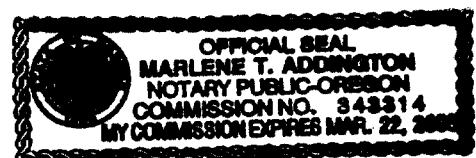
This document is filed at the request of:



525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00055572

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

Official Seal



## Exhibit A

**The Southerly rectangular 31 feet of Lot 10, Block 10, ELDORADO ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.**

**AND ALSO the Northwesterly portion of Lot 11, Block 10, ELDORADO ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon, more particulary described as follows:**

**Beginning at the most Northerly corner of said Lot 11; thence South  $51^{\circ} 43' 1/2''$  East, along the Northeasterly boundary of said Lot 11, 14.97 feet; thence South  $45^{\circ} 21'$  East 26.03 feet; thence South  $44^{\circ} 39'$  West 100.0 feet, more or less, to the Southwesterly boundary of said Lot 11; thence North  $45^{\circ} 21'$  West along said Southwesterly boundary 21.32 feet; thence North  $51^{\circ} 43' 1/2''$  West along said Southwesterly boundary 8.9 feet to the most Westerly corner of said Lot 11; thence North  $38^{\circ} 16' 1/2''$  East, 100.0 feet, more or less, to the point of beginning.**

