



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:  
ROBERT N. WILKERSON  
5658 INDEPENDENCE AVENUE  
KLAMATH FALLS, OR 97603

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

ROBERT N. WILKERSON  
5658 INDEPENDENCE AVENUE  
KLAMATH FALLS, OR 97603

Escrow No. MT58315-TM

Title No.

'02 SEP 13 PM 3:17

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State of Oregon, County of Klamath  
Recorded 09/13/2002 3:17 p.m.  
Vol M02, Pg 52331 - 52331A  
Linda Smith, County Clerk  
Fee \$ 2600 # of Pgs 2

**MTC 58315-TM**  
**WARRANTY DEED**

JOHN G. MORAN, JR.,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
ROBERT N. WILKERSON  
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#548045 3909-011AA-04600

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 \$ 48,000.00.

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 12 day of September 2002

JOHN G. MORAN, JR.

STATE OF CALIFORNIA

COUNTY OF Santa Barbara

} ss.

On Sept. 12, 2002 before me, Tiffany Jo Brigman personally appeared JOHN G. MORAN, JR. personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity(ies), and that by his signature(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 TJB



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

A tract of land described as follows:

Beginning at a point on the North line of Tract 32, INDEPENDENCE TRACTS, which lies South 78° 23' East along the North line of said Tract 32, a distance of 127.095 feet from the iron pin which marks the Northwest corner of said Tract 32 and running; thence South 0 degrees 13' East a distance of 188.01 feet, more or less to a point on the South line of said Tract 30 of INDEPENDENCE TRACTS; thence South 71 degrees 23' East along the South line of said Tract 30, a distance of 42.25 feet; thence North 0° 13' West a distance of 193.2 feet, more or less, to the North line of said Tract 32; thence North 78° 23' West along the North line of said Tract 32, a distance of 40.865 feet, more or less, to the place of beginning, and being a portion of Tracts 30, 31 and 32 of INDEPENDENCE TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, in the County of Klamath, State of Oregon,