



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 PM3:17

Vol M02 Page 52331

State of Oregon, County of Klamath
Recorded 09/13/2002 3:17 p.m.
Vol M02, Pg 52331-52331A
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

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) is/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

[Signature]



52331-4

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,