

State of Oregon, County of Klamath  
Recorded 10/22/2002 10:45 a m.  
Vol M02, Pg 60165-68  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 4

'02 OCT 22 AM 10:45

AFTER RECORDING MAIL TO:

Name

Address 30103 Transformer Rd

City, State, Zip Marlin, OR 97632

K5 9585 LV

Escrow No. 30301

### Special Warranty Deed

THE GRANTOR Wells Fargo Home Mortgage Inc. for and in consideration of

(\$ 76,650.00 ), in hand paid, grants, bargains, sells, conveys, and confirms to

Anthony G. and Tammie J. West, Husband and Wife

the following described real estate, situated in the County of KLAMATH, State of Oregon:

AS SET FORTH IN EXHIBIT "A" ATTACHED HERETO, WHICH BY THIS REFERENCE IS MADE A PART  
HEREOF.

SUBJECT TO:

Easements, restrictions, covenants, reservations, conditions and agreements, if any, of record.

GRANTEES' ACCEPTANCE OF THIS DEED IS ATTACHED HERETO AS EXHIBIT "B" WHICH BY THIS  
REFERENCE IS MADE A PART HEREOF.

Assessor's Property Tax Parcel Account Number(s): 4112-400-900

The Grantor for itself and for its successors in interest does by these presents expressly limit the covenants of  
the deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other implication,  
and does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under  
said Grantor and not otherwise, it will forever warrant and defend the said described real estate.

Dated October 17, 2002

Wells Fargo Home Mortgage Inc



By: [Signature]

Jennifer Lolli-Hall  
Assistant Vice President

K36'

60166

STATE OF Maryland }  
COUNTY OF Frederick } ss

I certify that I know or have satisfactory evidence that Jennifer Lalli-Hall  
is/are the persons who appeared before me, and said persons acknowledged that he/she/they signed this instrument,  
on oath stated that he/she/they authorized to execute the instrument and acknowledged it as the Assistant  
Vice President of Wells Fargo Home Mortgage Inc. to be the free and voluntary act of  
such party for the uses and purposes mentioned in this instrument.

Dated: 10/17/02



Notary Public in and for the State of \_\_\_\_\_

Residing at \_\_\_\_\_

My appointment expires: \_\_\_\_\_

**AMBER TABER**  
NOTARY PUBLIC STATE OF MARYLAND  
My Commission Expires September 18, 2005

**PARCEL 1:**

The East 136 feet of the SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 4, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM that portion lying North of the Shasta View Irrigation Ditch, Klamath County, Oregon.

**PARCEL 2:**

A tract of land in the SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 4, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of said SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$ ; thence East along the South line of said SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  to the West boundary of the Shasta View Irrigation Ditch running Northwesterly and Southeasterly through said SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$ ; thence Northwesterly along the Westerly boundary of said Ditch to its intersection with the West line of said SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$ ; thence South along the West line of said SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  to the point of beginning.

EXCEPTING THEREFROM that portion lying within the County Road.

ALSO EXCEPTING THEREFROM a tract of land in the SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 4, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point in the South line of SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 4, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, which point is East 450 feet and four inches from the Southwest corner of said SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$ ; and running thence North parallel with the West line of said SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  a distance of 268 feet to the Westerly line of the Shasta View Irrigation District Ditch; thence Southeasterly along the Westerly line of said Ditch to the South line of said SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$ ; thence West along said South line of said SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  to the point of beginning.

EXCEPTING THEREFROM that portion lying within the County Road.

60168

EXHIBIT "B"

By accepting this Special Warranty Deed, Grantees herein acknowledge that they have had adequate opportunity to inspect the property conveyed herein as well as all improvements located thereon. Except as specifically set forth in this Special Warranty Deed this conveyance is made without warranty of representation, either express or implied and is on an "AS IS" and "WHERE IS" basis.

Anthony A. Webb

Lammie M. West