



MTZ 58505-TA

THIS SPACE RESERVED FOR RECORDER'S USE

Vol M02 Page 65439After recording return to:
WENDY M. ROBERTSUntil a change is requested all
tax statements shall be sent to
the following address:

WENDY M. ROBERTS

4048 S. 600 West
Riverdale, UT 84405Escrow No. MT58505-TA

Title No. _____

State of Oregon, County of Klamath

Recorded 11/12/2002 3:09 p. m.Vol M02, Pg 65439

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

'02 NOV 12 PM3:09

WARRANTY DEED

HARLEY W. CUMBIE, JR. AND CATHERINE L. WELLS, WHO ACQUIRED TITLE AS CATHERINE L. CUMBIE,

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

WENDY M. ROBERTS and ANNE L. SCHMIDT, with the rights of survivorship

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:

Tax Lot No. 3407-027B0-01900-000	193962
3407-027B0-01900-000	619405
3407-027B0-02000-000	194015

PARCEL 1:

The N1/2 SW1/4 SW1/4 NW1/4 and the S1/2 NW1/4 SW1/4 NW1/4 of Section 27, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon. TOGETHER WITH a non-exclusive easement for road purposes for ingress and egress for the use of all adjoining property owners over a 60 foot wide strip of land being 30 feet on each side of the East line of the W1/2 NW1/4 of Section 27, Township 34 South, Range 7, as contained in Easement Agreement, recorded October 26, 1978 in Volume M-78 at page 24073 and Re-recorded July 27, 1979 in Volume M-79 at page 17960. ALSO TOGETHER WITH a non-exclusive easement for road purposes for ingress and egress over a 30 foot wide strip of land being the North 30 feet of the N1/2 SE1/4 SW1/4 NW1/4 and the S1/2 NE1/4 SW1/4 NW1/4 Section 27, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, as contained in Easement Agreement recorded January 14, 1981 in Volume M-81 at page 685. AND ALSO TOGETHER WITH an easement for ingress and egress over the North 100 feet of the East 100 feet of the N1/2 NW1/4 NW1/4 of Section 27, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2: The W1/2 S1/2 S1/2 S1/2 W1/2 NW1/4 of Section 27, Township 34 South Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

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 \$ 235,000.00.

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 5th day of Nov., 2002.Harley W. Cumbie Jr.
HARLEY W. CUMBIE, JR.Catherine L. Wells
CATHERINE L. WELLSState of Oregon
County of KLAMATHThis instrument was acknowledged before me on Nov. 5, 2002 by
HARLEY W. CUMBIE, JR. AND CATHERINE L. WELLS.

(Notary Public for Oregon)

My commission expires 6-19-04