

NOV 18 AM 11:19

Vol M02 Page 66581

After Recording Return to:  
DIXIE LOUISE MC CADDEN  
JODI RAE WOLSKY

4734 NE 78th place  
PORTLAND, OR 97218

Until a change is requested all tax statements  
Shall be sent to the following address:  
DIXIE LOUISE MC CADDEN  
JODI RAE WOLSKY  
Same as Above

State of Oregon, County of Klamath  
Recorded 11/18/2002 11:19 a. m.  
Vol M02, Pg 66581  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 1

**WARRANTY DEED**  
(INDIVIDUAL)

PHILLIP B. SINCLAIR and EUNICE SINCLAIR, herein called grantor, convey(s) to DIXIE LOUISE MC CADDEN and JODI RAE WOLSKY, NOT AS TENANTS IN COMMON, BUT WITH RIGHTS OF SURVIVORSHIP all that real property situated in the County of KLAMATH, State of Oregon, described as:

A tract of land situated in Lot 2, Section 15, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the Northwest corner of Section 15, Township 34 South, Range 7 East of the Willamette Meridian and running thence North 89° 42' 15" East 400.0 feet; thence South 62.42 feet; thence South 50° 43' 50" East 193.0 feet and the true point of beginning of this description; thence South 39° 16' 10" West 408.35 feet to a point on the Northeasterly bank of Williamson River; thence North 56° 00' West 110.47 feet; thence North 39° 16' 10" East 418.49 feet; thence South 50° 43' 50" East 110.0 feet, more or less, to the point of beginning.

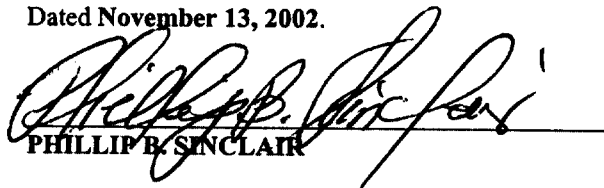
and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

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 \$47,500.00.  
(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 November 13, 2002.

  
PHILLIP B. SINCLAIR

  
EUNICE SINCLAIR

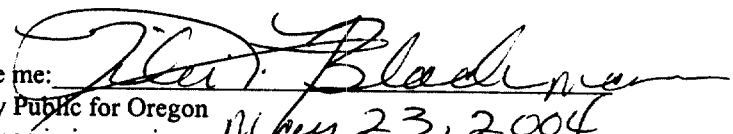
STATE OF OREGON, County of Deschutes, ss.

On Nov. 15, 2002 personally appeared the above named PHILLIP B. SINCLAIR and EUNICE SINCLAIR and acknowledged the foregoing instrument to be their voluntary act and deed.

This document is filed at the request of:

  
Aspen  
TITLE & ESCROW, INC.

525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00056033

Before me:   
Notary Public for Oregon  
My commission expires: May 23, 2004

Official Seal



21A