

AmeriTitle

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

RYAN HERINCKX
11740 CRYSTAL SPRINGS ROAD
KLAMATH FALLS, OR 97603

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

RYAN HERINCKX
11740 CRYSTAL SPRINGS ROAD
KLAMATH FALLS, OR 97603

Escrow No. MT58856-MS

Title No. _____

Vol. M02 Page 67911

State of Oregon, County of Klamath

Recorded 11/22/2002 3:30 p m.

Vol M02, Pg 67911

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

**MTC 58856-MS
WARRANTY DEED**

RUSSELL L. MADSEN and SHIRLEY MADSEN, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
RYAN HERINCKX and JOLENE HERINCKX, husband and wife
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:

A Tract of land situated in the NE 1/4 of Section 28, Township 39 South, Range
10 East of the Willamette Meridian, Klamath county, Oregon, more particularly
described as follows: Beginning at a point on the North line of said Section
28 South 89°12'54" 41" East, 827.90 feet from the North one-fourth corner of
said Section 28; thence South 00°12'19'32" West, 30.00 feet to a 5/8 inch iron
pin; thence continuing South 00°12'19'32" West, 228 feet; thence South 89°12'
54' 41" East, 506.01 feet to the center line of the County Road; thence North
00°12'19'32" East along the center line of said road 258 feet, more or less,
to a 1/2 inch iron pin on the North line of said Section 28; thence North 89°12'
54' 41" West, 10.70 feet to a 5/8 inch iron pin marking the NE corner of the NW
1/4 of the NE 1/4 of said Section 28; thence continuing North 89°12'54' 41"
West, 495.31 feet to the point of beginning. EXCEPTING THEREFROM that portion
lying within the Crystal Springs County Road right of way.

601441

3910-02800-00200

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 \$ 175,000.00.

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.

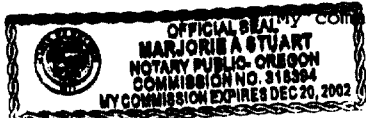
Dated this 22nd day of Nov, 2002.

Russell L. Madsen
RUSSELL L. MADSEN
Shirley Madsen
SHIRLEY MADSEN

State of Oregon
County of _____

This instrument was acknowledged before me on Nov 22, 2002 by
RUSSELL L. MADSEN AND SHIRLEY MADSEN.

Marjorie A Stuart
(Notary Public for Oregon)



21.00m