

02 DEC 9 AM 10:43



After recording return to:

Nedwyn A. Friedman

1501 W. 47th Ave. Apt 3

Anchorage, AK 99503

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

Nedwyn A. Friedman

1501 W. 47th Ave. Apt 3

Anchorage, AK 99503

Escrow No. K59752S

Title No. K59752-S

THIS SPACE RESERVED FOR RECORDER'S USE

Vol M02 Page 71101

State of Oregon, County of Klamath

Recorded 12/09/2002 10:43 a m.

Vol M02, Pg 71101-02

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

STATUTORY WARRANTY DEED

John L. White II and Paula L. Henderson-White, as tenants by the entirety, Grantor, conveys and warrants to Nedwyn A. Friedman, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Attached Exhibit "A" Legal Description

This property is free of liens and encumbrances, EXCEPT: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

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.

The true consideration for this conveyance is \$250,000.00 (Here comply with the requirements of ORS 93.030)

Dated this _____ day of _____, _____.

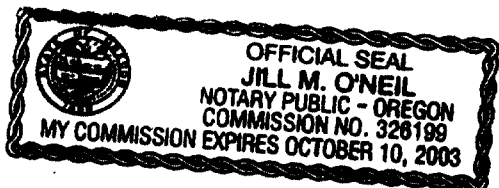
John L. White II
John L. White II

Paula L. Henderson-White
Paula L. Henderson-White

STATE OF OREGON

County of Klamath } ss.

This instrument was acknowledged before me on this 6 day of December, 2002
by John L. White II and Paula L. Henderson-White



Jill M. O'Neil
Notary Public for Oregon
My commission expires: 10/10/03

K24.

71102

PARCEL TWO:

All of Lots 11, 20, 21, 28, 29 and 38, Section 31, Township 35 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon; EXCEPTING the following described portion thereof, heretofore conveyed by Grantors to Tulana Farms by deed dated February 4, 1960, recorded on same date in Volume 318 at page 627, Deed records of Klamath County, Oregon:

Beginning at the stone monument marking the section corner common to Section 31 and 32, Township 35 South, Range 7 East of the Willamette Meridian, and to Sections 5 and 6, Township 36 South, Range 7 East of the Willamette Meridian; thence South $89^{\circ}55' \frac{3}{4}"$ West along the section line common to said Sections 31 and 6, 425.0 feet to a point; thence North $0^{\circ}25'$ West 30.0 feet to an iron pipe on the Northerly right of way line of a county road as the same is presently located and constructed and the true point of beginning of this description; thence South $89^{\circ}55' \frac{3}{4}"$ West along the said Northerly right of way line 868.7 feet to a point in the fence line marking the Westerly boundary of Lot 38 of said Section 31; thence North $0^{\circ}55' \frac{3}{4}"$ West 1271.1 feet to the stone monument marking the Northwest corner of Lot 29 of said Section 31 (said monument being also the SE $\frac{1}{16}$ corner of said Section 31); thence North $0^{\circ}25'$ West 1316.7 feet to the stone monument marking the Northwest corner of Lot 21 of said Section 31 (said monument being also the East $\frac{1}{16}$ corner on the East-West centerline of said Section 31); thence North $0^{\circ}19' \frac{3}{4}"$ West 1263.3 feet to an iron pin on the Westerly boundary of Lot 11 of said Section 31 and from which point the Northwest corner of said Lot 11 bears North $0^{\circ}19' \frac{3}{4}"$ West 55.0 feet distant; thence South $13^{\circ}14' \frac{1}{2}"$ East, 3955.5 feet, more or less, to the true point of beginning.