



MT 59433 -TM

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

MICHAEL J. FITZGERALD11417 HILL ROADKLAMATH FALLS, OR 97603

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

MICHAEL J. FITZGERALD11417 HILL ROADKLAMATH FALLS, OR 97603Escrow No. MT59433-TM

Title No. _____

Vol M02 Page 73873

State of Oregon, County of Klamath

Recorded 12/18/2002 3:00 p.m.Vol M02, Pg 73873-75

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 3

'02 DEC 18 PM3:00

WARRANTY DEED

GRACE ADA CALDWELL,

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

MICHAEL J. FITZGERALD

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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

KEY#96372

4010-005B0-00700

KEY#96345

4010-005B0-00800

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 \$ 145,500.00.

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 18th day of Dec, 02.

Grace Ada Caldwell
GRACE ADA CALDWELL

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on December 18, 2002 by GRACE
ADA CALDWELL.

Tamara L. McDaniel
(Notary Public for Oregon)

My commission expires 12/17/05



73874

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

A parcel of land situated in Section 5, Township 40 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Commencing at the Northwest corner of said Section 5; thence South 89° 58' 20" East along the North line of said Section 5, 307.88 feet to the Easterly right of way line of Hill Road, a county road, said point being the point of beginning for this description; thence continuing South 89° 58' 20" East along said North section line, 645.88 feet; thence leaving said North section line South 00° 45' 00" West, 1296.54 feet to the Northerly right of way line of said Hill Road; thence North 89° 45' 44" West along said Northerly right of way line, 80.00 feet; thence leaving said right of way line North 00° 45' 00" East, 552.44 feet; thence North 89° 36' 30" West, 605.78 feet to the Easterly right of way line of Hill Road; thence North 23° 30' 29" West along said Easterly right of way line, 23.80 feet to the beginning of a curve to the right; thence continuing along said Easterly right of way line and along the arc of a 606.62 feet radius curve to the right (delta = 39° 03' 50", long chord = North 03° 58' 34" West, 405.63 feet) 413.59 feet to the end of curve; thence continuing along said Easterly right of way line North 15° 33' 21", 325.32 feet to the point of beginning.

EXCEPTION THEREFROM a parcel of land situated in Section 5, Township 40 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Commencing at the Northwest corner of said Section 5; thence South 89° 58' 20" East, 307.88 feet to the Easterly right of way of Hill Road, a county road, said point being the point of beginning for this description; thence continuing South 89° 58' 20" East along said Northerly section line, 645.88 feet; thence leaving said Northerly section line South 00° 45' 00" West, 1296.54 feet to the Northerly right of way line of said Hill Road; thence North 89° 45' 44" West along said Northerly right of way line, 80.00 feet; thence leaving said Northerly right of way line North 00° 45' 00" East, 1046.23 feet; thence North 89° 58' 20" West, 632.19 feet to said Easterly right of way line of Hill Road; thence North 15° 33' 21" East along said Easterly right of way line, 259.47 feet to the point of beginning

ALSO EXCEPTING THEREFROM a parcel of land situated in Section 5, Township 40 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

(Continued)

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(Legal Description continued)

Commencing at the Northwest corner of said Section 5; thence South 89° 58' 20" East along the North line of said Section 5, 953.76 feet; thence leaving said North section line South 00° 45' 00" West, 744.32 feet; thence North 89° 36' 30" West 80.00 feet to the point of beginning for this description; thence continuing North 89° 36' 30" West 605.78 feet to the Easterly right of way line of Hill Road, being a county road; thence North 23° 30' 29" West along said Easterly right of way line, 23.80 feet to the beginning of a curve to the right; thence along the arc of a 606.62 feet radius curve to the right (delta = 29° 59' 39"; long chord = North 08° 30' 40" West, 313.95 feet) 317.56 feet to the end of curve; thence leaving said Easterly right of way line South 89° 58' 20" East 666.12 feet; thence South 00° 45' 00" West, 336.17 feet to the point of beginning.

PARCEL 2:

A parcel of land situated in Section 5, Township 40 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Commencing at the Northwest corner of said Section 5; thence South 89° 58' 20" East, 307.88 feet to the Easterly right of way line of Hill Road, a county road, said point of being the point of beginning for this description; thence continuing South 89° 58' 20" East along said Northerly section line, 645.88 feet; thence leaving said Northerly section line South 00° 45' 00" West, 1296.54 feet to the Northerly right of way line of said Hill road; thence North 89° 45' 44" West along said Northerly right of way line, 80.00 feet; thence leaving said Northerly right of way line North 00° 45' 00" East, 1046.23 feet; thence North 89° 58' 20" West, 632.19 feet to said Easterly right of way line of Hill Road; thence North 15° 33' 21" East along said Easterly right of way line, 259.47 feet to the point of beginning