

02 DEC 18 PM 3:25

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After Recording Return to:

THEODORE J. PADDOCK

46144 SHASTA
K FALLS - 97603
OR.

Until a change is requested all tax statements
Shall be sent to address shown above.

State of Oregon, County of Klamath

Recorded 12/18/2002 3:25 p. m.

Vol M02, Pg 74018

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

WARRANTY DEED

(INDIVIDUAL)

WJMW PROPERTIES and ANDREW A. PATTERSON, herein called Grantors, convey(s) to THEODORE J. PADDOCK, herein called Grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

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 \$20,000.00.
(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. DP

Dated December 18, 2002.

WJMW PROPERTIES

By: William M. Ganung

Title: General Partner

Andrew A. Patterson
ANDREW A. PATTERSON

STATE OF OREGON,
County of Klamath) ss.

On December 18, 2002 personally appeared the above named William M. Ganung as General Partner of WJMW PROPERTIES and ANDREW A. PATTERSON and acknowledged the foregoing instrument to be their voluntary act and deed.

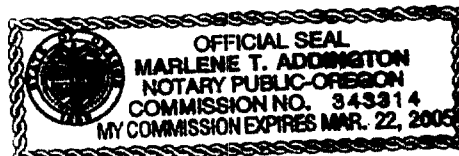
This document is filed at the request of:

Aspen
TITLE & ESCROW, INC.

525 Main Street
Klamath Falls, OR 97601
Order No.: 00055427

Before me: Marlene T. Addington
Notary Public for Oregon
My commission expires: March 22, 2005

Official Seal



74019

Exhibit A

A parcel of property located in the SW 1/4 of the NW 1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point 990 feet East and 794 feet North of an iron pin marking the Southwest corner of the NW 1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, on the property of Otis V. Saylor, which iron pin is 30 feet East of the center of a road intersecting the Klamath Falls-Lakeview Highway, from the North, and 30 feet North of the center line of said Highway; thence East 270 feet, to a point on the West right of way line of Patterson Street; thence North, along said right of way line 80.70 feet; thence West 270 feet; thence South 80.70 feet to the point of beginning.

EXCEPTING THEREFROM the Easterly 10.00 feet, parallel and adjacent to the Westerly right of way of Patterson Street.