

02 DEC 31 AM 11:09



After recording return to:
Harold W. Atwood

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

Harold W. Atwood

6014 Cottage Ave.
R Hills, Oregon 97135

Escrow No. K59766S

Title No. K59766-S

THIS SPACE RESERVED FOR RECORDER'S USE

Vol M02 Page 76294

State of Oregon, County of Klamath

Recorded 12/31/2002 11:09 a m.

Vol M02, Pg 76294-95

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

STATUTORY WARRANTY DEED

Paul V. Ferguson, Grantor, conveys and warrants to Harold W. Atwood and Lila L. Atwood, as tenants by the entirety; 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 \$149,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 13th day of December, 2002.

Paul V. Ferguson
Paul V. Ferguson

STATE OF OREGON

County of Klamath

} ss.

This instrument was acknowledged before me on this 13 day of December, 2002
by Paul V. Ferguson

[Signature]
Notary Public for Oregon

My commission expires: 8-2-03



K246-7

Exhibit A

Parcel 1:

A tract of land situated in Lot 1, Block 3, Tract 1103, East Hills Estates, and Lot 28, Block 3, Tract 1120, Second Addition to East Hills Estates, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northwest corner of Lot 28, Block 3 of said Tract 1120; thence North 89°12'22" East along the Southerly right of way line of Cottage Avenue, 0.48 feet; thence continuing along said right of way line of the arc of a curve to the left (central angle is 14°22'47": radius is 300 feet) 75.29 feet; thence South 15°10'25" East 139.63 feet; thence West 110.63 feet to the Westerly line of said Lot 28, Tract 1120; thence North 00°21'05" West 124.32 feet to the point of beginning, with bearings based on said Tract 1103.

Parcel 2:

A tract of land situated in Lot 28, Block 3, of Tract 1120, Second Addition to East Hills Estates, a subdivision located in the NE ¼ 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 ½" iron pin on the West line of said Lot 28, from which the Northwest corner of said Lot 28 bears North 00°21'05" West, 124.32 feet; thence South 00°21'05" East on said West line 100.00 feet to a ½" iron pin; thence South 89°56'53" East 110.60 feet to a ½" iron pin; thence North 00°21'05" West, 100.00 feet to a ½" iron pin; thence North 89°56'53" West 110.60 feet to the point of beginning.