



THIS SPACE RESERVED FOR RECORDER'S USE

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After recording return to:

BREN ROBERT RAFFAELLY

6161 WOCUS RD

KLAMATH FALLS, OR 97601

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

BREN ROBERT RAFFAELLY

6161 WOCUS RD

KLAMATH FALLS, OR 97601

Escrow No. MT59492-LW

Title No. \_\_\_\_\_

State of Oregon, County of Klamath

Recorded 01/02/2003 3:35 p m.

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Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

MTC 59492-LW

## WARRANTY DEED

JOHN C. CROCKER TRUSTEE OF THE JOHN C. CROCKER TRUST, AS TO AN UNDIVIDED 1/2 INTEREST AND NORMA I. CROCKER TRUSTEE OF THE NORMA I. CROCKER TRUST, AS TO AN UNDIVIDED 1/2 INTEREST, AS TENANTS IN COMMON AS TO PARCELS 1 AND 2. JOHN C. CROCKER AND NORMA I. CROCKER AS TENANTS BY THE ENTIRETY, AS TO PARCEL 3, Grantor(s) hereby grant, bargain, sell, warrant and convey to:

**BREN ROBERT RAFFAELLY**

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:

### EXHIBIT A" LEGAL DESCRIPTION

#### PARCEL 1

A parcel of land situated in the NE1/4 NW1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at a 5/8" iron pin on the East line of the NE1/4 NW1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, which lies North along the quarterline a distance of 156.43 feet from the Northeast corner of said SE1/4 NW1/4 of Section 7; thence West 322.15 feet to a 5/8" iron pin which is also the Easterly right of way of Old U.S. Highway 97; thence North 13 degrees 30' West 133.69 feet along Easterly right of way of Old U.S. Highway 97 to a 5/8" iron pin; thence East 353.36 feet to a 5/8" iron pin; thence South 130.00 feet to the point of beginning, in the County of Klamath, State of Oregon.

PARCEL 2 A parcel of land situated in the NE1/4 NW1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at a 5/8" iron pin on the East line of the NE1/4 NW1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, which lies North along the quarterline a distance of 156.43 feet from the Northeast corner of said SE1/4 NW1/4 of Section 7; thence North 130 feet to a 5/8" iron pin denoting the true point of beginning; thence North 10.00 feet; thence West 334.44 feet to the Easterly right of way of Old U.S. Highway 97; thence South 13 degrees 30' East a distance of 10.28 feet to a 5/8" iron pin; thence East 333.56 feet to the point of beginning; all in Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 3: A tract of land situated in the NE1/4 NW1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows: Beginning at a 5/8 inch iron pin on the East line of said NE1/4 NW1/4 from which the Southeast corner of said NE1/4 NW1/4 lies Southerly 524.71 feet; thence South 89° 56' 41" West, 406.94 feet to a 5/8 inch iron pin on the East line of Wocus Road; thence South 12° 49' 18" East on the East line of said Wocus Road, 234.36 feet to a 5/8 inch iron pin; thence North 89° 56' 41" East, 355.45 feet to a 5/8 inch iron pin on the East line of said NE1/4 NW1/4; thence North 00° 07' 47" West, 228.56 feet to the point of beginning.

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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 \$ **190,000.00.**

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 2 day of January 2003.

26.00

TRUSTEE OF THE JOHN C. CROCKER TRUST  
BY: John C. Crocker  
JOHN C. CROCKER, TRUSTEE

00302

TRUSTEE OF THE NORMA I. CROCKER TRUST  
BY: Norma I. Crocker  
NORMA I. CROCKER, TRUSTEE

John C. Crocker  
JOHN C. CROCKER

Norma I. Crocker  
NORMA I. CROCKER

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on January 2, 2003 by JOHN C. CROCKER AS TRUSTEE OF THE JOHN C. CROCKER TRUST, NORMA I. CROCKER AS TRUSTEE OF THE NORMA I. CROCKER TRUST, AND JOHN C. CROCKER AND NORMA I. CROCKER INDIVIDUALLY.

Lisa Weatherby  
(Notary Public for Oregon)  
My commission expires 11/20/03

