

'02 NOV 22 PM 3:30

**AmériTitle**

03 JAN 3 AM 11:35

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

RYAN HERINCKX

11740 CRYSTAL SPRINGS ROAD

KLAMATH FALLS, OR 97603

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

RYAN HERINCKX

11740 CRYSTAL SPRINGS ROAD

KLAMATH FALLS, OR 97603

Escrow No. MT58856-MS

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

Vol M02 Page 67911

State of Oregon, County of Klamath

Recorded 11/22/2002 3:30 p m.

Vol M02, Pg 67911

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

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State of Oregon, County of Klamath

Recorded 01/03/2003 11:36 A m.

Vol M03 Pg 480-481

Linda Smith, County Clerk

Fee \$ 10.00 RR # of Pgs 2

**MTC 58856-MS  
WARRANTY DEED**

**RUSSELL L. MADSEN and SHIRLEY MADSEN, as tenants by the entirety,**

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

**RYAN HERINCKX and JOLENE HERINCKX, husband and wife**

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:

~~A Tract of land situated in the NE 1/4 of Section 28, Township 39 South, Range  
10 East of the Willamette Meridian, Klamath county, Oregon, more particularly  
described as follows: Beginning at a point on the North line of said Section  
28 South 89°12'54" 41" East, 827.90 feet from the North one-fourth corner of  
said Section 28; thence South 00°12'19'32" West, 30.00 feet to a 5/8 inch iron  
pin; thence continuing South 00°12'19'32" West, 228 feet; thence South 89°12'  
54' 41" East, 506.01 feet to the center line of the County Road; thence North  
00°12'19'32" East along the center line of said road 258 feet, more or less,  
to a 1/2 inch iron pin on the North line of said Section 28; thence North 89°12'  
54' 41" West, 10.70 feet to a 5/8 inch iron pin marking the NE corner of the NW  
1/4 of the NE 1/4 of said Section 28; thence continuing North 89°12'54' 41"  
West, 495.31 feet to the point of beginning. EXCEPTING THEREFROM that portion  
lying within the Crystal Springs County Road right of way. \*\*\*\*This Warranty~~

601441

3910-02800-00200 Deed is being re-recorded to

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: correct the legal description

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.

attached

hereto

and made

a part

hereof

as exhibit

The true and actual consideration for this conveyance is \$ 175,000.00.

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 22nd day of Nov, 2002.

Russell L. Madsen  
RUSSELL L. MADSEN

Shirley Madsen  
SHIRLEY MADSEN

State of Oregon  
County of

This instrument was acknowledged before me on Nov 22, 2002 by  
RUSSELL L. MADSEN AND SHIRLEY MADSEN.

Mary Ann A. Smith  
(Notary Public for Oregon)



21.00  
RR

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A Tract of land situated in the NE ¼ of Section 28, Township 39 South, Range 10 East of the Willamette Meridian, Klamath county, Oregon, more particularly described as follows:

Beginning at a point on the North line of said Section 28 South 89° 54' 41" East, 827.90 feet from the North one-fourth corner of said Section 28; thence South 00° 19' 32" West, 30.00 feet to a 5/8 inch iron pin; thence continuing South 00° 19' 32" West, 228 feet; thence South 89° 54' 41" East, 506.01 feet to the center line of the County Road; thence North 00° 19' 32" East along the center line of said road 258 feet, more or less, to a ½ inch iron pin on the North line of said Section 28; thence North 89° 54' 41" West, 10.70 feet to a 5/8 inch iron pin marking the NE corner of the NW ¼ of the NE ¼ of said Section 28; thence continuing North 89° 54' 41" West, 495.31 feet to the point of beginning.

EXCEPTING THEREFROM that portion lying within the Crystal Springs County Road right of way.