



nr S9502-KR

THIS SPACE RESERVED FOR RECORDER'S USE

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After recording return to:

EILEEN M. WARNERP.O. BOX 536BLY, OR 97622

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

EILEEN M. WARNERP.O. BOX 536BLY, OR 97622Escrow No. MT59502-KR

Title No. _____

State of Oregon, County of Klamath

Recorded 01/10/2003 3:08 p m.Vol M03 Pg 01919-20

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

'03 JAN 10 PM3:08

WARRANTY DEED

MICHAEL LEE OLIVER,

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

EILEEN M. WARNER

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 #273153

ACCT #3510-034A0-03600

KEY #27376

ACCT #M185614

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 \$ 29,000.00.

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 10th day of January, 2003.

Michael Lee Oliver
MICHAEL LEE OLIVER

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on January 10, 2003 by
MICHAEL LEE OLIVER.

Kristi L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2003



EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in the S1/2 of the NE1/4 of Section 34, Township 35 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin on the North line of the S1/2 of the NE1/4 of said Section 34, said point being North 89 degrees 48' 10" East a distance of 60.00 feet from the Northwest corner of the SW1/4 of the NE1/4 of said Section 34 and being the Southwest corner of Lot 29, Block 53, "First Addition to Klamath Falls Forest Estates" subdivision; thence North 89 degrees 48' 10" East along the South line of said subdivision a distance of 598.22 feet; thence South a distance of 182.28 feet; thence South 89 degrees 54' 05" West a distance of 599.11 feet to the East right of way line of a public road; thence North 00 degrees 16' 52" East along the East right of way line of said road a distance of 181.25 feet, more or less, to the point of beginning.