



MT 1396-4687

State of Oregon, County of Klamath  
Recorded 02/03/2003 3:02 p m.  
Vol M03 Pg 06670-71  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

After recording return to:  
EDWARD EWELL

6719 Beekton  
Klamath Falls, OR 97603

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

EDWARD EWELL

6719 Beekton  
Klamath Falls, OR 97603

Escrow No. MT59884-TM

### WARRANTY DEED

EVELYN E. EWELL, SUCCESSOR TRUSTEE OF THE HOWARD CHARLES HASSETT 1994 TRUST, DATED SEPTEMBER 27, 1994 AS TO AN UNDIVIDED ONE-HALF INTEREST AND MARY ANN HASSETT, TRUSTEE OF THE MARY ANN HASSETT 1994 TRUST, DATED SEPTEMBER 27, 1994 AS TO AN UNDIVIDED ONE-HALF INTEREST AS TO PARCEL ONE.

MARY ANN HASSETT, AS TO PARCEL 2, Grantor(s) hereby grant, bargain, sell, warrant and convey to: AS TENANTS BY THE ENTIRETY

EDWARD EWELL and EVELYN EWELL/ 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

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 \$1,000.00.

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 3 day of Feb., 2003.

HOWARD CHARLES HASSETT TRUST

BY: Evelyn E. Ewell, Trustee  
EVELYN E. EWELL, SUCCESSOR TRUSTEE

MARY ANN HASSETT TRUST

BY: Mary Ann Hassett, Trustee  
MARY ANN HASSETT, TRUSTEE

Mary Ann Hassett  
MARY ANN HASSETT

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on February 3, 2003 by EVELYN E. EWELL AS SUCCESSOR TRUSTEE OF THE HOWARD CHARLES HASSETT 1994 TRUST AND MARY ANN HASSETT, INDIVIDUALLY AND AS TRUSTEE OF THE MARY ANN HASSETT 1994 TRUST.



Tamara L. McDaniel  
(Notary Public for Oregon)

My commission expires 12/17/05

**EXHIBIT "A" LEGAL DESCRIPTION****Parcel 1**

A tract of land situated in the E1/2NW1/4 of Section 31, Township 39 South, Range 8 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point on the East line of the E1/2NW1/4 of said Section 31, said point being Southerly a distance of 324 feet from the Northeast corner of the SE1/4NW1/4 of said Section 31; thence Northwesterly along the Northeasterly line of that tract of land described in Deed Volume 323, page 376, a distance of 63 feet to the most Northerly corner thereof; thence Southwesterly along the Northwesterly line of said tract of land to the Northerly boundary of the County Road; thence Northwesterly along the County Road boundary a distance of 198 feet; thence Northwesterly at right angles to said County Road to the East line of the E1/2NW1/4 of said Section 31 to the point of beginning.

EXCEPTING THEREFROM that portion described in Warranty Deed recorded May 14, 1964, in Deed Volume 353 at page 50, described as follow:

Beginning at an iron pipe on the north and south one-quarter Section line of Section 31, Township 39 South, Range 8 East, Willamette Meridian, Klamath County Oregon, from which the long established Northwest corner of the SW1/4NE1/4 of said Section 31 bears North 0 degrees 21' 40" West 261.5 feet distant; thence South 44 degrees 36' 20" West 43.61 feet; thence South 44 degrees 37' East 44.18 feet, more or less to the aforesaid one-quarter Section line; thence North 0 degrees 21' 40" West 62.5 feet to the point of beginning.

ALSO EXCEPTING THEREFROM that portion conveyed to Joe H. Victor and Eleanor D. Victor by Warranty Deed recorded September 24, 1984 in Volume M84, Page 16504 Microfilm records of Klamath County, Oregon being the Southwesterly 220 feet thereof.

**Parcel 2:**

A parcel of land situated in the SE1/4NW1/4 of Section 31, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the iron pipe marking the long established Northwest corner of the SW1/4NE1/4 of said Section 31; thence South 0 degrees 21' 40" East along the North-South one-quarter Section line 261.5 feet; thence South 44 degrees 36' 20" West 43.61 feet to the TRUE POINT OF BEGINNING of this description; thence continuing South 44 degrees 36' 20" West 309.46 feet to the Northerly right-of-way line of Clover Creek Road opposite Engineer's station 12+63.39; thence along said right-of-way, North 46 degrees 52' West 19.0 feet; thence North 44 degrees 38' 20" East 310.19 feet; thence South 44 degrees 37' East 18.82 feet more or less to the true point of beginning of this description.