



mt 59726-ms

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

LANCE D. WALDREN

2520 OLD MIDLAND ROAD

KLAMATH FALLS, OR 97603

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

LANCE D. WALDREN

2520 OLD MIDLAND ROAD

KLAMATH FALLS, OR 97603

Vol M03 Page 16549

State of Oregon, County of Klamath

Recorded 03/19/2003 3:01 p.m.

Vol M03 Pg 16549-50

Linda Smith, County Clerk

Fee \$ 26 # of Pgs 2

Escrow No. MT59726-MS

'03 MAR 19 PM3:01

WARRANTY DEED

LEE SHERRILL, aka LEE MICHELLE SHERRILL, Grantor(s) hereby grant, bargain, sell,
warrant and convey to:

LANCE D. WALDREN and GLENDA C. WALDREN, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

91956

4009-00400-00100

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 \$185,000.00.

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.

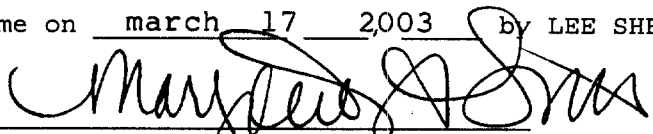
Dated this 17th day of march 2003.


LEE SHERRILL

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on march 17 2003 by LEE SHERRILL.




(Notary Public for Oregon)

My commission expires 12-20-06

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in the NE1/4 NE1/4 of Section 4, Township 40 South, Range 9, East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a 5/8" rebar on the Section line between Sections 3 and 4, Township 40 South, Range 9, East of the Willamette Meridian, Klamath County, Oregon, from which the Section corner common to Sections 3 and 4, said Township and Range and Sections 33 and 34, Township 39 South, Range 9, East of the Willamette Meridian, Klamath County, Oregon, bears North 0 degrees 54' 4" West 30 feet; thence South 89 degrees 57' 50" West 590 feet parallel to the North line of said Section 4, to a 5/8" rebar; thence South 0 degrees 54' 43" East 438 feet to a 5/8" rebar; thence North 89 degrees 57' 30" East 590 feet to a 5/8" rebar on the Section line between Section 3 and 4, said Township and Range; thence North 0 degrees 54' 43" West 438 feet along said Section line to the point of beginning.