



MTL 60158-PS

'03 MAR 28 PM 2:57

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

EUGENE K. SCHULZKE

1570 SOUTH STAGE RD.

MEDFORD, OR 97501

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

EUGENE K. SCHULZKE

1570 SOUTH STAGE RD.

MEDFORD, OR 97501

Vol M03 Page 19145

State of Oregon, County of Klamath

Recorded 03/28/2003 2:57 pm.

Vol M03 Pg 19145-46

Linda Smith, County Clerk

Fee \$ 26 # of Pgs 2

Escrow No. MT60158-PS

WARRANTY DEED

L. FRANK GOODSON and LILLIE L. GOODSON, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to:
EUGENE K. SCHULZKE and HEIDI M. SCHULZKE, 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

Key #73128

Map #3506-02300-00200

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 \$120,000.00.

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.

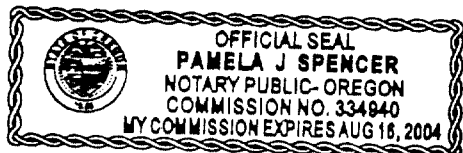
Dated this 20th day of March, 2003


L. FRANK GOODSON


LILLIE L. GOODSON

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on March 20, 2003 by L. FRANK GOODSON and LILLIE L. GOODSON.




(Notary Public for Oregon)

My commission expires 8/16/2004

EXHIBIT "A"
LEGAL DESCRIPTION

19146

PARCEL 1:

The NE1/4 NW1/4 NE1/4, the North 160 feet of S1/2 NW1/4 NE1/4, in Section 23, Township 35 South, Range 6 east of the Willamette Meridian.

PARCEL 2:

A perpetual right and easement for road purposes to a parcel of land 12' wide along the West side of the E1/2 NW1/4 SW1/4 NE1/4 of said Section 23, Township 35 South, Range 6 East of the Willamette Meridian, said easement 12' wide extending North to the property herein above conveyed.

(Portion of easement lying in tax account 400 was extinguished by instrument recorded February 28, 1972 in Volume M72, page 2081, Microfilm Records of Klamath County, Oregon.)

A 12 foot wide access easement, situated in the S1/2 NW1/4 NE1/4 of Section 23, Township 35 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon. The center line of which is more particularly described as follows:

Beginning at a point on the South line of the South 198 feet of the North 358 feet of the S1/2 NW1/4 NE1/4 of said Section 23, from which the C-W-W-NE 1/256 corner of said Section 23 bears North 87 degrees 56' 37" West 6.00 feet and South 00 ° 18' 32" East 313.63 feet; thence along the arc of a curve to the left (radius point bears South 89 degrees 41' 28" West 298.31 feet and central angle equals 37 ° 06' 27") 193.20 feet; thence North 37 degrees 24' 59" West 26.8 feet, more or less to the North line of the South 198 feet of the North 358 feet of the said S1/2 NW1/4 NE1/4 of said Section 23, with bearings based on record of Survey 4469 as recorded at the office of the Klamath County Surveyor.

Together with an appurtenant easement for underground telephone and electricity as delineated in instrument recorded January 29, 1997 in Volume M97, Page 2685, Microfilm Records of Klamath County, Oregon.