

'03 APR 4 PM2:56

MT 59072-KR

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

CLINTON J. MEYER
5215 S, ETNA STREET
KLAMATH FALLS, OR 97603

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

CLINTON J. MEYER
5215 S, ETNA STREET
KLAMATH FALLS, OR 97603

Escrow No. MT59072-KR
Title No.

Vol M03 Page 20952

State of Oregon, County of Klamath
Recorded 04/04/2003 2:56 p.m.
Vol M03 Pg 20952-54
Linda Smith, County Clerk
Fee \$ 31 # of Pgs 3

WARRANTY DEED

DIANE F. TAYLOR,

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

CLINTON J. MEYER and VERONICA A. MEYER, as tenants by the entirety

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 #572730

ACCT #3909-014BC-07900

KEY #572650

ACCT #3909-014BC-08000

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 \$ 15,000.00.

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 3rd day of April, 2003

Diane F. Taylor
DIANE F. TAYLOR

State of Oregon
County of LANE

This instrument was acknowledged before me on 4/3/2003, by DIANE
F. TAYLOR.

Pam R Ehlers
(Notary Public for Oregon)

My commission expires 12/21/05



EXHIBIT "A"
LEGAL DESCRIPTION

20953

PARCEL 1

A parcel of land located in Section 14, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Southerly line of the SW1/4 NW1/4, 210 feet East of the Southeast corner of Summers Heights; thence North 30 feet; thence West 10 feet; thence North 90 feet; thence East to the Westerly line of U.S.B.R. A-3-D Lateral; thence South along said Westerly line to the Southerly line of said SW1/4 NW1/4; thence Westerly along said Southerly line to the point of beginning.

EXCEPTING THEREFROM that portion thereof conveyed to William L. McGahan and Wilma I. McGahan, husband and wife, by deed dated December 30, 1974, recorded January 8, 1975 in Volume M75, page 310, Microfilm Records of Klamath County, Oregon, described as follows:

A tract of land situated in the SW ¼ NW ¼ of Section 14, Township 39 South, Range 9 East, Willamette Meridian described as follows: Beginning at the Southeast corner of Lot 16 of Summers Heights, thence East along the North line of Selma Ave. a distance of 150 feet to the True Point of Beginning; thence Northerly parallel with the East line of Summers Heights 90 feet; thence Easterly 50 feet; thence Southerly parallel with the East line of Summers Heights 90 feet; thence Westerly parallel with the North line of Selma Ave. a distance of 50 feet, more or less to the true point of beginning.

AND EXCEPTING THEREFROM that portion thereof conveyed to Frances M. Dennis, Trustee of the Dennis Loving Trust, by Bargain and Sale Deed dated December 17, 1997 in Volume M97, page 40983, Microfilm Records of Klamath County, Oregon to complete Property Line Adjustment 24-97, said portion being described as follows:

Beginning at a 5/8 inch iron rod on the South line of the SW ¼ NW ¼ of said Section 14, said point being South 89° 57' 55" East, 210 feet from the Southwest corner of the SE ¼ SW ¼ NW ¼ of said Section 14; thence North 00° 19' 12" West, 29.17 feet to a 5/8 inch iron rod; thence South 89° 52' 50" East, 174.95 feet to a 5/8 inch iron rod on the Westerly line of the U.S.B.R. A-3-d Lateral, thence South 01° 20' 47" East, 28.92 feet along said Westerly line to a 5/8 inch rod on the South line of the SW ¼ NW ¼ of said Section 14; thence North 89° 57' 55" West, 175.46 feet to the point of beginning. (Bearings based on record of Survey No. 6030.)

PARCEL 2

A parcel of land located in Section 14, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

That portion of the SW1/4 NW1/4 lying South of the Southerly line of U.S.B.R. A-3 Lateral Canal and East of the Westerly line of U.S.B.R. A-3-D Lateral Canal.

(Continued)

EXCEPTING THEREFROM a parcel of land in the SW1/4 NW1/4 of Section 14, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; more particularly described as thus:

Beginning at a 3/4" iron pipe located South 0 degrees 05' West 165 feet from the Northeast corner of SW1/4 NW1/4 of said Section 14. This pipe is also located on Northerly right of way of U.S.R.S. Lateral A-3 and along the East line of SW1/4 NW1/4 of said Section 14; thence South 0 degrees 05' West a distance of 610.80 feet along East line of SW1/4 NW1/4 of said Section 14 to a 5/8" iron pin. Thence West 348.02 feet to a 5/8" iron pipe which is along East line of a lot on the Westerly right of way of existing U.S.R.S. Lateral A-3-D; thence North 26 degrees 07' East along Easterly lot line and Westerly right of way line of said Lateral a distance of 44.3 feet to an existing 1/2" iron pipe which is the NE corner of lot (original Zumwalt lot). Thence North 28 degrees 16' West along existing Westerly right of way of said lateral A-3-D 286.60 feet to a 5/8" iron pin which is on the existing Northerly right of way of U.S.R.S. A-3 Lateral, thence North 66 degrees 39' East 134.60 feet (long chord on curve) to a point which is and of curve on Northerly Right of Way of existing said Lateral A-3.

Thence, North 55 degrees 14' East 273.10 feet along existing Northerly Right of Way of said lateral A-3 to an existing 3/4" iron pipe which is also the Southwest corner of Lot 51, ELMWOOD PARK, thence continuing on North 55 degrees 14' East 154.0 feet to an existing 3/4" iron pipe which is Southeast corner of said Lot 51, ELMWOOD PARK; thence continuing along existing Northerly Right of Way of said Lateral A-3 North 55 degrees 14' East 36.5 feet to the point of beginning.

Note: The bearings of this description are based on Survey #6-136-T ELMWOOD PARK SUBDIVISION and on the present existing lateral of U.S.R.S. A-3 and A-3-D.