

03 APR 10 PM 2:58

Aspen 56572

After Recording Return to:  
**DAVID M. TELLE and SHANNON R. TELLE**  
P.O. Box 1087  
Keno, OR 97627  
Until a change is requested all tax statements  
Shall be sent to the address shown above

Vol M03 Page 22628

State of Oregon, County of Klamath  
Recorded 04/10/2003 2:58 pm.  
Vol M03 Pg 22628 - 29  
Linda Smith, County Clerk  
Fee \$ 26 # of Pgs 2

**WARRANTY DEED**  
(INDIVIDUAL)

**ROBERT ALLEN MC COY and ROBIN DELANA MC COY, husband and wife, Husband and Wife herein called Grantors, convey(s) to DAVID M. TELLE and SHANNON R. TELLE, husband and wife, herein called Grantees, all that real property situated in the County of KLAMATH, State of Oregon, described as:**

**See Exhibit A attached hereto and made a part hereof.**

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$168,500.00.**  
(here comply with the requirements of ORS 93.930)

**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 April 3, 2003.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Robert Allen McCoy  
ROBERT ALLEN MC COY  
Robin Delana McCoy  
ROBIN DELANA MC COY

W.V. Kanawha  
STATE OF ~~OREGON~~, County of ~~Klamath~~ ss.

On this 4 day of April, 2003, personally appeared the above named **ROBERT ALLEN MC COY and ROBIN DELANA MC COY** and acknowledged the foregoing instrument to be their voluntary act and deed.

This document is filed at the request of:

 **Aspen**  
TITLE & ESCROW, INC.

525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00056572

Before me: Ronald E. Wright Jr.  
Notary Public for ~~Oregon~~ W.V.  
My commission expires: 2/14/2013

Official Seal

Official Seal  
Notary Public, State of West Virginia  
Ronald E. Wright Jr.  
541 Clayton Ave.  
Hurricane, WV 25526  
My Commission Expires February 14, 2013

22629

**Exhibit A**

**A tract of land situate in the NW 1/4 of Section 31, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:**

**Beginning at a point on the East line of the NW 1/4 of Section 31, Township 39 South, Range 8 East of the Willamette Meridian, from which the Southeast corner of the NE 1/4 of the NW 1/4 of said Section 31 bears South 0° 21' 40" East 648.11 feet distant; thence South 43° 08' West 1012.81 feet to the Northeasterly right of way of the Clover Creek Road; thence South 46° 52' East along said right of way 200.00 feet; thence North 43° 08' East 802.02 feet to the East line of said Northwest quarter; thence North 0° 21' 40" West 290.57 feet, more or less, to the point of beginning.**