

'03 APR 18 PM2:44



MT60626 TA

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

JOE A. DAVID

7315 HOMEDALE ROAD

KLAMATH FALLS, OR 97603

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

JOE A. DAVID

7315 HOMEDALE ROAD

KLAMATH FALLS, OR 97603

Escrow No. MT60626-TA

Vol M03 Page 24864

State of Oregon, County of Klamath

Recorded 04/18/2003 2:44 P.m.

Vol M03 Pg 24864-65

Linda Smith, County Clerk

Fee \$ 26 # of Pgs 2

WARRANTY DEED

DENNIS D. FINDORFF and LORI A. FINDORFF, Grantor(s) hereby grant, bargain, sell,
warrant and convey to:

JOE A. DAVID and KASANDRA L. DAVID, 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

582426

3909-02300-01500

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 \$127,500.00.

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 15TH day of APRIL, 2003.

DENNIS D. FINDORFF

LORI A. FINDORFF

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on April 15, 2003 by DENNIS D.
FINDORFF and LORI A. FINDORFF.



(Notary Public for Oregon)

My commission expires 6-19-04

726.02

EXHIBIT "A"
LEGAL DESCRIPTION

24865

That portion of the NE1/4 SE1/4 of Section 23, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, lying Southerly of the Great Northern Railroad right of way.

SAVING AND EXCEPTING the following portion in the NE1/4 SE1/4 as follows:

Beginning at the Southwest corner of the NE1/4 SE1/4 of Section 23, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, which point of beginning is marked by the intersection of old fence lines with the center line of the Homedale-Dixon County Road; thence North along the centerline of said county road a distance of 145 feet; thence North 89 ° 47' East along a line parallel to and 145 feet distant from the South line of the NE1/4 SE1/4 of said Section 23 a distance of 300 feet; thence South 145 feet; more or less, to the South line of said NE1/4 SE1/4; thence South 89 ° 47' West along said South line a distance of 300 feet, more or less, to a point of beginning.

ALSO SAVING AND EXCEPTING those portions deeded to Great Northern Railway Company in Volume 95, page 479 and Volume 97, page 85, all Deed Records of Klamath County, Oregon.
