



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:  
 HARTCO DEVELOPMENT AND  
 CONSTRUCTION AN ASSUMED BUSINESS  
 NAME CONSISTING OF DOTTIE  
 HARTSHORN, DEEN HARTSHORN, GEORGE  
 NIMS AND SHARON NIMS  
 5004 MAZAMA DR.  
 KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath  
 Recorded 04/28/2003 3:19 p m.  
 Vol M03 Pg 27440-41  
 Linda Smith, County Clerk  
 Fee \$ 26.00 # of Pgs 2

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

HARTCO DEVELOPMENT AND  
 CONSTRUCTION AN ASSUMED BUSINESS  
 NAME CONSISTING OF DOTTIE  
 HARTSHORN, DEEN HARTSHORN, GEORGE  
 NIMS AND SHARON NIMS  
 5004 MAZAMA DR.  
 KLAMATH FALLS, OR 97603

Escrow No. MT60568-LW

### WARRANTY DEED

YVONNE I.. MOORE, Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
 HARTCO DEVELOPMENT AND CONSTRUCTION AN ASSUMED BUSINESS NAME CONSISTING OF DOTTIE  
 HARTSHORN, DEEN HARTSHORN, GEORGE NIMS AND SHARON NIMS, 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:

\*\*\* EACH AS TO AN UNDIVIDED 1/2 INTEREST

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

173822

3809-020DD-09300-000

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 \$26,000.00.

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 28 day of April, 2003

Yvonne Moore  
 YVONNE I.. MOORE

AMERITITLE has recorded this  
 instrument by request as an accommodation only,  
 and has not examined it for regularity and sufficiency  
 or as to its effect upon the title to any real property  
 that may be described therein.

State of Oregon  
 County of KLAMATH

This instrument was acknowledged before me on April 28, 2003 by YVONNE I..  
 MOORE.



Lisa Weatherby  
 (Notary Public for Oregon)  
 My commission expires 11/20/2003

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**Lots 18 and 19 in Block 5 of TRACT 1145, NOB HILL REPLAT, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. EXCEPTING THEREFROM a tract of land situated in Lot 18, Block 5 of TRACT 1145- NOB HILL REPLAT, a duly recorded subdivision, Klamath Falls, Oregon, more particularly described as follows:**

**Beginning at the Easterly corner common to Lot 17 and said Lot 18, said corner being on the Northwesternly right of way line of Ridge Crest Drive; thence along said Northwesternly right of way line, South 47 degrees 51' 00" West 10.00 feet and along the arc of a curve to the left (central angle equals 02 degrees 30' 03" and radius equals 630.00 feet) 27.50 feet; thence North 50 degrees 12' 52" West 106.34 feet to a point on the Northwesternly line of said Lot 18; thence North 42 degrees 46' 01" East 33.48 feet to the Northerly corner common to said Lots 17 and 18; thence South 52 degrees 11' 13" East 109.33 feet to the point of beginning, containing 3796 square feet, with bearings based on said Tract 1145 - Nob Hill Replat.**