

03 APR 30 AM 11:12



MTC-599 44 LW

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

TIMOTHY D. HIGUERA, SR.

291 JOE WRIGHT RD

KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath

Recorded 04/30/2003 11:12 a.m.

Vol M03 Pg 28313-14

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:

TIMOTHY D. HIGUERA, SR.

291 JOE WRIGHT RD

KLAMATH FALLS, OR 97601

Escrow No. MT59944-LW

### WARRANTY DEED

ERMA L. HENDRICKS, Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
TIMOTHY D. HIGUERA, SR. and DONNA S. HIGUERA, 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

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 \$194,900.00.

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 22nd day of April, 2003.

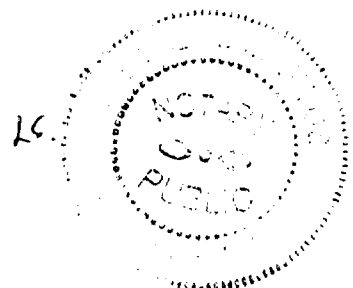
Erma L. Hendricks  
ERMA L. HENDRICKS

State of Hawaii  
County of Hawaii

This instrument was acknowledged before me on April 22, 2003 by ERMA L.  
HENDRICKS.

Cheryl A. Matto  
(Notary Public) Cheryl A. Matto

My commission expires 11-24-06



26.00

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

A portion of Section 20, Township 39 South, Range 9 East, Willamette Meridian in Klamath County, Oregon, more particularly described as follows:

Starting at an iron pin at the intersection of the Northerly right-of-way line of Joe Wright Road with the Easterly right-of-way line of The Dalles-California Highway 97 in the NE1/4 NE1/4 of Section 19, Township 39 South, Range 9 East, Willamette Meridian; thence South 63° 09' 52" East along the Northerly right-of-way line of Joe Wright Road a distance of 496.60 feet to a point; thence North 89° 28' 26" East along the Northerly right-of-way line of Joe Wright Road a distance of 888.95 feet to the TRUE POINT OF BEGINNING; thence North 22° 16' 04" East a distance of 1,553.93 feet to a point; thence North 89° 49' 40" East a distance of 535.05 feet to a point; thence South 86° 00' 58" East a distance of 68.85 feet to a point in the Northwesterly right-of-way line of the Southern Pacific Railroad; thence South 33° 37' 54" West a distance of 653.08 feet to a point; thence South 56° 22' 06" East a distance of 50.00 feet to a point; thence South 33° 37' 54" West a distance of 1,033.68 feet to a point on the Northerly right-of-way line of Joe Wright Road; thence South 89° 28' 26" West a distance of 300.00 feet to the True Point of Beginning.