

03 MAY 21 PM 2:46

MTC-60661 TM

Vol M03 Page 34344



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

THOMAS GRAFFT

11083 HWY 66

KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath

Recorded 05/21/2003 2:46 P m.

Vol M03 Pg 34344-46

Linda Smith, County Clerk

Fee \$ 31.00 # of Pgs 3

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

THOMAS GRAFFT

11083 HWY 66

KLAMATH FALLS, OR 97601

Escrow No. MT60661-TM

### WARRANTY DEED

HAKKON FLAK and HILLARY FLAK, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
THOMAS GRAFFT and AMY GRAFFT, 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#498651

3908-028D0-02000

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 \$135,000.00.

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 19<sup>th</sup> day of May, 2003

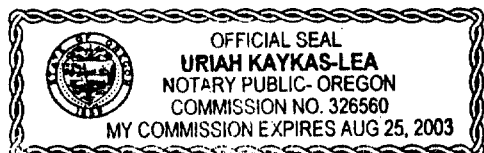
Hakkon Flak  
HAKKON FLAK

Hillary Flak  
HILLARY FLAK

State of Oregon  
County of LANE

This instrument was acknowledged before me on MAY 19th, 2003 by HAKKON FLAK and HILLARY FLAK.

Uriah Kaykas-Lea  
(Notary Public for Oregon)



My commission expires Aug 25 2003

31.00 M

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

**PARCEL 1:**

A parcel of land situate in the SW1/4 of the SE1/4 of Section 28, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a 5/8" iron rod on the Northwestern right-of-way line of the Klamath Falls-Ashland Highway at the Southeast corner of the above described property from which the One-Quarter corner common to Sections 28 and 33 bears South 62 degrees 36' 15" West, 234.43 feet, along said Highway right-of-way, to a 5/8" iron rod, and North 86 degrees 28' 26" West, 183.89 feet; thence from said point of beginning, North 00 degrees 06' 42" West 322.90 feet to a 1/2" iron rod; thence North 84 degrees 00' 36" West, 171.14 feet to a 1/2" iron rod; thence South 2 degrees 44' 11" East, 40.64 feet to a 1/2" iron rod; thence South 76 degrees 20' 02" East, 80.72 feet to a 1/2" iron rod; thence South 1 degree 16' 58" East, 42.00 feet to a 1/2" iron rod; thence South 52 degrees 17' 32" East, 77.55 feet to a 1/2" iron rod; thence South 0 degrees 11' 49" West, 206.67 feet to a 1/2" iron rod on the Northwestern right-of-way line of the above described highway; thence North 62 degrees 36' 15" East, 32.55 feet, along said right-of-way line, to the place of beginning.

**PARCEL 2:**

Beginning at the intersection of the Easterly line of the W1/2 of the SW1/4 of the SE1/4 of Section 28, Township 39 South, Range 8 East, Willamette Meridian, and the Northerly line of the Klamath Falls-Ashland Highway, and running thence: Southwesterly along the Northerly line of the said highway 321.9 feet to the Southwest corner of that tract of land described in Deed Volume 100 page 121, Deed Records of Klamath County, Oregon, and the true point of beginning of this description: thence Northerly along the West line of said tract a distance of 984.5 feet, more or less, to the Northwest corner thereof; thence Westerly at right angles 208.35 feet to the Northwest corner of the tract herein described; thence Southerly and parallel with the said West line of said tract described in Deed Volume 100 page 121, to the Northerly boundary of the said Klamath Falls-Ashland Highway; thence Northeasterly and along said Northerly boundary of said Klamath Falls-Ashland Highway to the point of beginning.

SAVING AND EXCEPTING, beginning at the intersection of the Easterly line of the W1/2 SW1/4 SE1/4 of Section 28, Township 39 South, Range 8 East, Willamette Meridian, Klamath County, Oregon, and the Northerly line of the Klamath Falls-Ashland Highway, and running thence Southwesterly along the Northerly line of said highway 321.9 feet to the Southwest corner of that tract of land described in Deed Volume 100 page 121, Deed Records of Klamath County, Oregon; thence Northerly along the West line of said tract a distance of 501.5 feet more or less to the point of beginning; thence continuing Northerly along West line a distance of 483.00 feet to the Northwest corner thereof; thence West at right angles, 208.35 feet to the Northwest corner of the tract herein described; thence

Southerly and parallel with the said West line of tract described in Deed Volume 100 page 121, 483.00 feet; thence Easterly parallel to the Northerly line of said tract a distance of 208.35 feet more or less to the point of beginning.

(continued)

(Legal description continued)

AND FURTHER EXCEPTING the following described parcel: A parcel of land situate in the SW1/4 of the SE1/4 of Section 28, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows: Beginning at a 5/8 inch iron rod on the Northwestern right of way line of the Klamath Falls-Ashland Highway at the Southeast corner of the above described property from which the one-quarter corner common to Sections 28 and 33 bears South 62 degrees 36' 15" West, 234.43 feet, along said Highway right of way to a 5/8 inch iron rod, and North 86 degrees 28' 26" West 183.89 feet; thence from said point of beginning, North 00 degrees 06' 42" West 322.90 feet to a 1/2 inch iron rod; thence North 84 degrees 00' 36" West, 171.14 feet to a 1/2 inch iron rod; thence South 2 degrees 44' 11" East, 40.64 feet to a 1/2 inch iron rod; thence South 76 degrees 20' 02" East 80.72 feet to a 1/2 inch iron rod; thence South 1 degree 16' 58" East 42.00 feet to a 1/2 inch iron rod; thence South 52 degrees 17' 32" East, 77.55 feet to a 1/2 inch iron rod; thence South 0 degrees 11' 49" West, 206.67 feet to a 1/2 inch iron rod on the Northwestern right of way line of the above described highway; thence North 62 degrees 36' 15" East, 32.55 feet along said right of way line, to the place of beginning.