

03 MAY 23 PM 3:10



MTK- 60464 TA

Vol M03 Page 35271

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:  
JAMIE JACKSON

State of Oregon, County of Klamath  
Recorded 05/23/2003 3:10 p m.  
Vol M03 Pg 35271-72  
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:

JAMIE JACKSON

10726 Vincent Dr.  
Klamath Falls, OR 97603

Escrow No. MT60464-TA

### WARRANTY DEED

PHIL COLLINS and DELORES COLLINS, as tenants by the entirety ROBERT A. STEWART and MARILYN J. STEWART, as tenants by the entirety, each as to an undivided 1/2 interest, Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
JAMIE JACKSON and LAINIE K. JACKSON, 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

589982

R-3910-006D0-00200-000

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 \$110,000.00.

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 20<sup>th</sup> day of May, 2003.

Phil Collins  
PHIL COLLINS

Delores Collins  
DELORES COLLINS

Robert A. Stewart  
ROBERT A. STEWART

Marilyn J. Stewart  
MARILYN J. STEWART

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on May 20, 2003 by ~~PHIL COLLINS, DELORES COLLINS,~~ ROBERT A. STEWART and MARILYN J. STEWART.



Terri Ausbrooks  
(Notary Public for Oregon)

6.19.04

26.00 M

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

35272

A tract of land situated in the SW  $\frac{1}{4}$  SE  $\frac{1}{4}$  of Section 6, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at a point on the North line of said SW  $\frac{1}{4}$  SE  $\frac{1}{4}$  which bears South  $89^{\circ} 46' 35''$  West a distance of 755.0 feet from the Northeast corner of said SW  $\frac{1}{4}$  SE  $\frac{1}{4}$  said point being the Northwest corner of tract described in Deed Volume M90 page 7126 Deed records of Klamath County, Oregon; thence South  $0^{\circ} 04' 39''$  East a distance of 977.24 feet to a point, said point being North  $0^{\circ} 04' 39''$  West 350 feet from the South line of said SW  $\frac{1}{2}$  SE  $\frac{1}{4}$ ; thence South  $89^{\circ} 07' 30''$  a distance of 300 feet, more or less, to the Northeasterly line of tract described in Deed Volume 359, page 446, records of Klamath County, Oregon; thence North  $28^{\circ} 23' 30''$  West along said Northeasterly line a distance of 600 feet, more or less, to a point on the West line of said SW  $\frac{1}{4}$  SE  $\frac{1}{4}$ ; thence North along said West line a distance of 448.6 feet more or less, to the Northwest corner of said SW  $\frac{1}{4}$  SE  $\frac{1}{4}$ ; thence North  $89^{\circ} 46' 35''$  East along the North line of the SW  $\frac{1}{4}$  SE  $\frac{1}{4}$  a distance of 584.1 feet, more or less to the point of beginning.