

03 MAY 23 PM 3:10



MTC - 60563 TA

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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:  
DENNIS R. HYNES, TRUSTEE FOR J &  
J FAMILY TRUST  
2159 E. 27TH STREET  
MERCED, CA 95340

State of Oregon, County of Klamath  
Recorded 05/23/2003 3:10 p m.  
Vol M03 Pg 35289-96  
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:

DENNIS R. HYNES, TRUSTEE FOR J &  
J FAMILY TRUST  
2159 E. 27TH STREET  
MERCED, CA 95340

Escrow No. MT60563-TA

### WARRANTY DEED

JOE B. STANFIELD and NORA I. STANFIELD, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
DENNIS R. HYNES, TRUSTEE FOR J & J FAMILY TRUST, 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 #96951

4010-00700-01100-000

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:

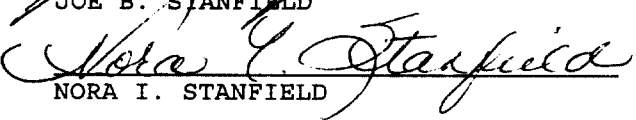
and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration for this conveyance is \$245,000.00.

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.

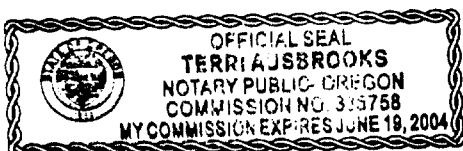
Dated this 23rd day of May, 2003.

  
JOE B. STANFIELD

  
NORA I. STANFIELD

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on May 23, 2003 by JOE B. STANFIELD and NORA I. STANFIELD.



  
(Notary Public for Oregon)

My commission expires 6-19-04

26.00

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

A tract of land situated in the NW1/4 of Section 7, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the West boundary of said Section 7, said point being South 00 degrees 12' 30" East, a distance of 1474.00 feet from the 5/8 inch iron pin marking the Northwest corner of said Section 7; thence South 89 degrees 54' 30" East, parallel with the North line of said Section 7, a distance of 26.70 feet to a 5/8 inch iron pin on the Easterly boundary of the Klamath Falls-Malin Highway; thence continuing South 89 degrees 54' 30" East a distance of 957.88 feet to a 5/8 inch iron pin; thence continuing South 89 degrees 54' 30" East a distance of 5.50 feet to the centerline of an existing irrigation ditch; thence South 16 degrees 07' 41" West along the centerline of said ditch a distance of 425.04 feet; thence North 89 degrees 54' 30" West a distance of 5.50 feet to a 5/8 inch iron pin; thence continuing North 89 degrees 54' 30" West a distance of 838.42 feet to a 5/8 inch iron pin on the Easterly boundary of Klamath Falls-Malin Highway; thence continuing North 89 degrees 54' 30" West a distance of 26.60 feet to the West line of said Section 7; thence North 00 degrees 12' 30" West along the West line of said Section 7 a distance of 408.50 feet to the point of beginning.

EXCEPTING THEREFROM that portion deeded to the State of Oregon by and through its State Highway Commission in Deed Volume 232, page 421, Deed Records of Klamath County, Oregon.