

03 MAY 28 AM 11:05

MTC-61046 LW



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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

WALTER FROEHLICH

PO BOX 545

BEAVER CREEK, OR 97704

State of Oregon, County of Klamath

Recorded 05/28/2003 11:06 a m.

Vol M03 Pg 35905-06

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:

WALTER FROEHLICH

PO BOX 545

BEAVER CREEK, OR 97704

Escrow No. MT61046-LW

WARRANTY DEED

WILLIAM K. KALITA, Grantor(s) hereby grant, bargain, sell, warrant and convey to:
WALTER FROEHLICH, 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#82038

3107-012AO-02900-000

KEY #82270

3107-012AO-03000-000

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 \$13,000.00.

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 27th day of May, 2003.

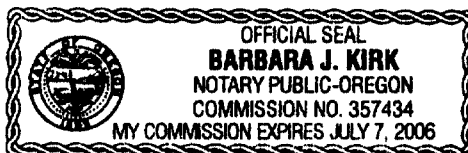
William K. Kalita
WILLIAM K. KALITA

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on May 27, 2003 by WILLIAM K.
KALITA.

Barbara J. Kirk
(Notary Public for Oregon)

My commission expires 7/7/2006



26.00
M

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

Lot 2 in Block 17 of TRACT NO. 1027 MT. SCOTT MEADOW, situated in Section 12, Township 31 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2:

Lot 3 in Block 17 of TRACT NO. 1027, MT. SCOTT MEADOW, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.