

03 JUN 5 PM 3:10

MTC- 57232 MS

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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
MATHEW J. SKINNER
5844 DELAWARE AVENUE
KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath
Recorded 06/05/2003 3:10 p. m.
Vol M03 Pg 38441-42
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:

MATHEW J. SKINNER
5844 DELAWARE AVENUE
KLAMATH FALLS, OR 97603

Escrow No. MT57232-MS

WARRANTY DEED

ALFRED L. EDGAR and JUDY A. EDGAR, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to:
MATHEW J. SKINNER and LISE A. SKINNER, 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

509113

3909-001CC-01900

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: \$90,000.00.

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 28th day of May, 2003.

Alfred L. Edgar
ALFRED L. EDGAR
Judy A. Edgar
JUDY A. EDGAR

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 5/28/03 by ALFRED L. EDGAR and JUDY A. EDGAR.

Marjorie A. Stuart
(Notary Public for Oregon)
My commission expires 12/20/06



EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land in Tract 24, HOMELAND TRACTS NO. 2, more particularly described as follows:

Beginning at an iron pin located South 89 degrees 53' East along the South boundary of Delaware Avenue 230.0 feet from the Northwest corner of Tract 22, HOMELAND TRACTS NO. 2; thence South 89 degrees 53' East along said South boundary of Delaware Avenue 70.0 feet to an iron pin on the Northeast corner of said Tract 24; thence South 0 degrees 04' East along the East line of said Tract 24, 110.0 feet to an iron pin; thence North 89 degrees 53' West parallel with Delaware Avenue 70.0 feet to an iron pin; thence North 0 degrees 04' West parallel with the West line of said Tract 24, 110.0 feet, more or less, to the point of beginning.