



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
GARY WEATHERS

State of Oregon, County of Klamath
Recorded 06/09/2003 2:52p m.
Vol M03 Pg 39281-82
Linda Smith, County Clerk
Fec \$ 26.00 # of Pgs 2

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

GARY WEATHERS

P.O. Box 2837
La Pine, OR 97739

Escrow No. MT60880-TA

WARRANTY DEED

ODELL J. BAUGHMAN and JOY A. BAUGHMAN, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to:
GARY WEATHERS and DENISE WEATHERS, 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:

THIS DEED IS INTENDED TO BE A FULLFILLMENT DEED FOR THAT CERTAIN UNRECORDED CONTRACT BETWEEN JOY A. BAUGHMAN AND DENISE WEATHERS, DATED NOVEMBER 1, 1998.

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 \$32,500.00

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 21 day of may, 03.

Odell J. Baughman
ODELL J. BAUGHMAN

Joy A. Baughman
JOY A. BAUGHMAN

State of Oregon
County of ~~KLAMATH~~ Deschutes

This instrument was acknowledged before me on may 21, 03 by ODELL J. BAUGHMAN and JOY A. BAUGHMAN.



Evelyn M Henderson
(Notary Public for Oregon)

My commission expires 7-25-05

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

Commencing at the Northeast corner of the Southeast quarter of the Southeast quarter of Section 13, Township 23 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence South along the East line of the Southeast quarter of the Southeast quarter a distance of 110 feet, which is the true point of beginning; thence West 200 feet; thence South 110 feet; thence East 200 feet; thence North 110 feet to the point of beginning.

ALSO, starting at a point which is 200 feet West of the Northeast corner of the Southeast quarter of the Southeast quarter of Section 13, Township 23 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence West 198 feet; thence South 220 feet; thence East 198 feet; thence North 220 feet to the point of beginning;.

PARCEL 2:

That portion of Government Lot 4 lying West of the Dalles-California Highway in Section 18, Township 23 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon. SAVING AND EXCEPTING from the above described property any rights of way of ditches, laterals, canals and roadway.