

MT6-60988 KR



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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

RONALD A. BURNS

11630 HWY 39

KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath

Recorded 06/20/2003 3:03 p m.

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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:

RONALD A. BURNS

11630 HWY 39

KLAMATH FALLS, OR 97603

Escrow No. MT60988-KR

WARRANTY DEED

WILLIAM C. RANSOM and KRISTINE J. RANSOM, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to **RONALD A. BURNS and SUE BURNS**, 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

Grantor is lawfully seized in fee simple on the above granted premises and 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:

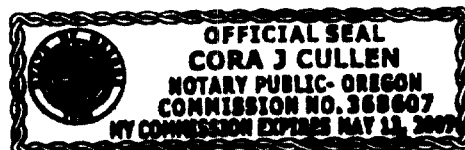
and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration for this conveyance is **\$258,000.00**.

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 20th day of June, 2003

William C. Ransom
WILLIAM C. RANSOM
Kristine J. Ransom
KRISTINE J. RANSOM



State of Oregon
County of KLAMATH

This instrument was acknowledged before me on June 20, 2003 by WILLIAM C. RANSOM and CHRIS RANSOM.

Cora J. Cullen
(Notary Public for Oregon)

My commission expires May 13, 2007

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the S1/2 S1/2 NE1/4 of Section 1, Township 40 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the East one-quarter corner of Section 1; thence North 89 degrees 45' 40" West 30.00 feet to a 3/4" iron rod at the intersection with the Westerly right of way line of Oregon State Highway 39; thence North 00 degrees 15' 29" East 229.06 feet along the Westerly right of way line of said Highway 39 to a 5/8" iron rod, being a corner of said parcel, the true point of beginning; thence North 89 degrees 45' 40" West 950.84 feet to a 5/8" iron rod; thence South 00 degrees 15' 29" West 229.06 feet to a 5/8" iron rod at the intersection with the center one-quarter section line of Section 1; thence North 89 degrees 45' 40" West 1663.99 feet along the center one-quarter section line of Section 1 to the center one-quarter corner of Section 1 marked by a 5/8" iron rod; thence North 00 degrees 04' 23" East 664.33 feet along the center one-quarter section line of Section 1 to a point; thence South 89 degrees 46' 18" East 2616.98 feet to a point at the intersection with the Westerly right of way line of said Highway 39; thence South 00 degrees 15' 29" West 435.75 feet along the Westerly right of way line of said Highway 39 to the point of true beginning.

The basis of bearing Minor Land Partition NO. 79-82 on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM a 40 foot wide strip of K.I.D. Drain over and across the S1/2 S1/2 NE1/4 Section 1, Township 40 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon.