

03 JUN 23 PM 2:59

MT60953 TA



Vol M03 Page 42789

THIS SPACE RESERVED FOR RECORDER'S USE

State of Oregon, County of Klamath  
Recorded 06/23/2003 2:59 p.m.  
Vol M03 Pg 42789-90  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

After recording return to:

JEFFERY H. SARGO

20009 Peppermint Falls Rd  
Samestown, Ca 95327

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

JEFFERY H. SARGO

20009 Peppermint Falls Rd  
Samestown, Ca 95327

Escrow No. MT60953-TA

## WARRANTY DEED

PAUL E. GENTHNER, TRUSTEE, OR HIS SUCCESSORS IN TRUST, UNDER THE PAUL E. GENTHNER LOVING TRUST DATED MAY 20, 1993, AND ANY AMENDMENTS THERETO, Grantor(s) hereby grant, bargain, sell, warrant and convey to JEFFERY H. SARGO and ANNETTE B. SARGO, 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

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 \$72,500.00.

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 13<sup>th</sup> day of June, 2003

PAUL E. GENTHNER LOVING TRUST DATED MAY 20, 1993

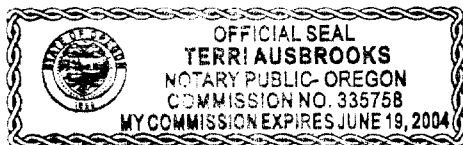
BY: Paul E. Genthner  
PAUL E. GENTHNER, TRUSTEE

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on June 13, 2003 by PAUL E. GENTHNER LOVING TRUST.

[Signature]  
(Notary Public for Oregon)

My commission expires 6-19-04



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

The part of Tract No. 1 of KIELSMEIR ACRE TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, described as follows:

Beginning 30 feet South and 20 feet East of the center of said Section 2; thence East along the South line of the Lakeview Highway, 162.5 feet; thence South and at right angles to said Highway line 570 feet; this said last mentioned point being the point of beginning of the boundaries of the tract to be conveyed under this deed; thence continuing South 70 feet to a point; thence running Westerly and parallel to said Highway line 162.5 feet to a point; thence running Northerly and at right angles to said Highway line 70 feet to a point; thence running Easterly and parallel to said Highway line 162 feet to the point of beginning.

The above tract includes an easement for roadway purposes over a strip of land 20 feet wide measured on the Highway and lying West of and adjacent to the land herein described, said strip being further described as adjoining the roadway reserved in the plat of Gienger's Tract as filed in Klamath County, Oregon.