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State of Oregon, County of Klamath
Recorded 06/25/2003 3:44 P m
Vol M03 Pg 43733-36
Linda Smith, County Clerk
Fee \$ 36.00 # of Pgs 4



After recording return to:
Jason P. Denny
3415 Cross Road
Klamath Falls, OR 97603

LN#0042004410

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

Jason P. Denny
3415 Cross Road
Klamath Falls, OR 97603

File No.: 7021-195562 (SAC)
Date: June 23, 2003

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

First Union National Bank, a national banking association as Trustee for ARC 2000-BC3 Mortgage Loan Trust, Grantor, conveys and warrants to **Jason P. Denny**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

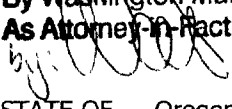
This property is free from liens and encumbrances, EXCEPT:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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.

The true consideration for this conveyance is **\$90,000.00**. (Here comply with requirements of ORS 93.030)

36 K

First Union National
Bank, a national
banking association
as Trustee for ARC
2000-BC3 Mortgage
Loan Trust
By Warren Green
Assistant Vice President
Washington Mutual Bank, FA
As Attorney-in-Fact
by: 

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this ____ day of _____, 20____
by _____ as of First Union National Bank, a national banking association as Trustee for ARC 2000-BC3
Mortgage Loan Trust, on behalf of the .


Notary Public for Oregon

My commission expires:

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

43735

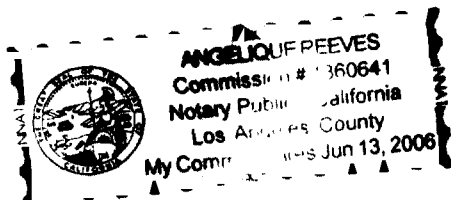
State of California

County of Los Angeles

On 6/24/03 before me, Angelique Reeves
Date Name and Title of Officer (e.g., Jane Doe, Notary Public)

personally appeared Wallen Green
Name(s) of Signer(s)

☒ personally known to me - OR - ☐ I proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument



WITNESS my hand and official seal

Angelique Reeves
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document

Description of Attached Document

Title or Type of Document. _____

Document Date _____ Number of Pages. _____

Signer(s) Other Than Named Above _____

Capacity(ies) Claimed by Signer(s)

Signer's Name _____

- ☐ Individual
- ☐ Corporate Officer
Title(s):
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney-in-Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other:

**RIGHT THUMBPRINT
OF SIGNER**
 Top of thumb here

Signer Is Representing:

Signer's Name _____

- ☐ Individual
- ☐ Corporate Officer
Title(s):
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney-in-Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other:

**RIGHT THUMBPRINT
OF SIGNER**
 Top of thumb here

Signer Is Representing:

43736

APN: **91634**

Statutory Warranty Deed
- continued

File No.: **7021-195562 (SAC)**
Date: **06/23/2003**

EXHIBIT A

LEGAL DESCRIPTION:

Beginning from the corner of Sections 3, 4, 9 and 10, Township 40 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, this being the pin South of Monument #3, as set by the Lovejoy Survey filed as Klamath County Survey #272; thence North 89°50'30" East, a distance of 1314.24 feet to an iron pin; this being the pin South of Monument #4 of said Lovejoy Survey; thence North 89°50'30" East, a distance of 1296.6 feet to a point; thence North 0°11'30" West, a distance of 30 feet to the true point of beginning of this description; thence North 0°11'30" West, a distance of 334.0 feet to a point; thence North 89°50'30" East, a distance of 186.0 feet, more or less, to the West boundary of K.I.D. right of way for the E-5-2 Lateral; thence Southerly along the West boundary of said E-5-2 Lateral, as now constructed on the ground, to a point that is North 89°50'30" East, 78.0 feet, more or less, from the true point of beginning; thence South 89°50'30" West, a distance of 78.0 feet, more or less, to the true point of beginning.

EXCEPTING THEREFROM any portion of the above described property which may lie within the boundaries of the right of way of the Oregon State Highway #432.