

03 JUN 27 PM 3:01



MT- 61070 TA

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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
TOMMY L. PFEIFFER

State of Oregon, County of Klamath
Recorded 06/27/2003 3:01 p m.
Vol M03 Pg 44310-11
Linda Smith, County Clerk
Fee \$ 26⁰⁰ # of Pgs 2

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

TOMMY L. PFEIFFER

P.O. Box 1108

Chiloquin, OR 97624

Escrow No. MT61070-TA

WARRANTY DEED

JAMES F. DOUGHERTY and PHYLLIS J. DOUGHERTY, TRUSTEES OF THE JAMES F. AND PHYLLIS J. DOUGHERTY FAMILY TRUST DATED DECEMBER 4, 1996., Grantor(s) hereby grant, bargain, sell, warrant and convey to **TOMMY L. PFEIFFER and CHERYL A. BARSTAD**, 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

223467

3507-00400-01100

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 **\$110,000.00**.

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 12 day of June, 2003

THE JAMES F. AND PHYLLIS J. DOUGHERTY FAMILY TRUST
DATED DECEMBER 4, 1996

BY: James F. Dougherty Trustee
JAMES F. DOUGHERTY, TRUSTEE

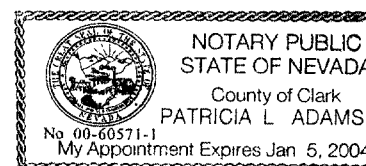
BY: Phyllis J. Dougherty
PHYLLIS J. DOUGHERTY, TRUSTEE

State of Nevada
County of Clark

This instrument was acknowledged before me on June 12, 2003 by JAMES F. DOUGHERTY and PHYLLIS J. DOUGHERTY, TRUSTEES OF THE JAMES F. AND PHYLLIS J. DOUGHERTY FAMILY TRUST DATED DECEMBER 4, 1996.

Patricia L. Adams
(Notary Public)

My commission expires JAN 5, 2004



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EXHIBIT "A"
LEGAL DESCRIPTION.

44311

A tract of land situated in Government Lots 17 and 21 in Section 4, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, lying easterly of U.S. Highway 97 and being more particularly described as follows:

Beginning at the Northeast Corner of said Government Lot 21; thence South 06 degrees 04' 14" West on the East line of said Government Lot 21, 198.03 feet; thence North 88 degrees 09' 37" West on the North line of the South 500 feet of said Government Lot 21, 218.83 feet to the East line of said U.S. Highway 97; thence Northeasterly on the East line of said U.S. Highway 97 the following three courses and distances: North 01 degrees 35' 08" East, 41.81 feet; N 04 degrees 02' 22" East, 319.92 feet; on a spiral curve to the right (the long chord of which bears North 04 degrees 04' 15" E, 134.58 feet) 134.58 feet to a point on the South line of the North 360 feet of said Government Lot 17; thence South 89 degrees 01' 20" East on said South line, 71.90 feet to the mean high water line of the Williamson River; thence Southerly on said mean high water line, 322 feet more or less to a point on the East line of said Government Lot 17; thence South 00 degrees 50' 00" West on the last said East line, 45.00 feet to the Northeast corner of said Government Lot 21.