

03 JUN 30 PM 3:47

NTC- 58759 LW

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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

JOHN F. MC CORMICK

72-669 EAGLE ROAD #2

PALM DESERT, CA 92260

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

JOHN F. MC CORMICK

72-669 EAGLE ROAD #2

PALM DESERT, CA 92260

Escrow No. MT58759-LW

Title No. _____

State of Oregon, County of Klamath
Recorded 06/30/2003 3:47 P^m
Vol M03 Pg 45118-45119
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

WARRANTY DEED

NICHOLAS E. MILLER,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

JOHN F. MC CORMICK and GEORGETTE M. MC CORMICK, husband and wife

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:

EXHIBIT A"

LEGAL DESCRIPTION *see attached*

~~A tract of land situate in Government Lot 2, Section 15, Township 34 South,
Range 7 East of the Willamette Meridian, in the County of Klamath, State of
Oregon, and being more particularly described as follows: Beginning at the
Northwest corner of Section 15, Township 34 South, Range 7 East of the
Willamette Meridian, and running thence North 89°12'42"15" East along the North
line of said Section 15, 400.0 feet; thence South 62.42 feet; thence South
50°12'43"50" East 413.0 feet to the true point of Beginning of this description;
thence South 39°12'16"10" West 398.65 feet to a point on the Northeasterly bank
of the Williamson River; thence south 50°12'08"20" East 130.90 feet; thence
South 66°12'38"20" East 48.78 feet; thence North 19°12'40"20" East 410.40 feet;
thence North 50°12'43"50" West 40.16 feet to the true point of beginning.~~

3407-015BB-01100-000
M-083277

192213
37301

Grantor is lawfully seized in fee simple on the above granted premises, 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.

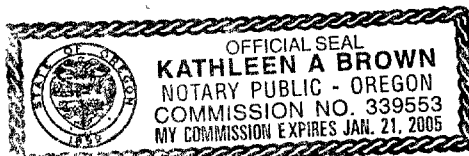
The true and actual consideration for this conveyance is \$ 58,000.00.

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 26 day of June, 2003

Nicholas E Miller
NICHOLAS E. MILLER

State of Oregon
County of



This instrument was acknowledged before me on June 26, 2003 by
NICHOLAS E. MILLER.

Kathleen A Brown
(Notary Public for Oregon)

My commission expires 1-21-05

26
M

EXHIBIT "A"
LEGAL DESCRIPTION

45119

A tract of land situate in Government Lot 2, Section 15, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and being more particularly described as follows:

Beginning at the Northwest corner of Section 15, Township 34 South, Range 7 East of the Willamette Meridian, and running thence North $89^{\circ}42'15''$ East along the North line of said Section 15, 400.0 feet; thence South 62.42 feet; thence South $50^{\circ}43'50''$ East 413.0 feet to the True Point of Beginning of this description; thence South $39^{\circ}16'10''$ West 398.65 feet to a point on the Northeasterly bank of the Williamson River; thence south $50^{\circ}08'20''$ East 130.90 feet; thence South $66^{\circ}38'20''$ East 48.78 feet; thence North $19^{\circ}40'20''$ East 410.40 feet; thence North $50^{\circ}43'50''$ West 40.16 feet to the true point of beginning.