

03 JUN 11 PM 3:49



NTC - 61271KR

Vol M03 Page 48473

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
ROBERT R RATHBORNE

P.O. Box 1
Half Moon Bay, Ca 94019

State of Oregon, County of Klamath
Recorded 07/11/2003 3:49 p m.
Vol M03 Pg 48473
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

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

ROBERT R RATHBORNE

P.O. Box 1
Half Moon Bay, Ca 94019

Escrow No. MT61271-KR

WARRANTY DEED

T.C. LITTLEJOHN AND SUE C. LITTLEJOHN, TRUSTEES UNDER THE LITTLEJOHN LIVING TRUST DATED 14, 1995, Grantor(s) hereby grant, bargain, sell, warrant and convey to ROBERT R RATHBORNE, 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:

A parcel of land in Government Lot 2 in the NE 1/4 of the NE 1/4 of Section 30, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at a point which is the NW corner of said Government Lot 2; thence East 437' along the center line of county road to a point; thence South 8 degrees 07' East 30' TO THE TRUE POINT OF BEGINNING; thence South 8 degrees 07' East to the Westerly bank of the Williamson River. Thence North 41 degrees 01' East 1,226.6 feet, more or less, along the Westerly bank of said river to the North boundary of said Section 30; thence West 422.8 feet to the Northeasterly right of way of State Highway 427; thence West 116 feet to the Southwesterly right of way of said highway; thence West 266.2 feet along center line of said county road to a point; thence South 8 degrees 07' East 30 feet to the true point of beginning. EXCEPTING THEREFROM that portion of Government Lot 2, Section 30, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, lying North and East of State Highway 427 and West of the Williamson River in Klamath County, Oregon. ALSO EXCEPTING THEREFROM that portion conveyed to the State of Oregon, by and through its Department of Transportation, Highway Division by Deed recorded April 14, 1981 in Volume M81, page 6691, Microfilm Records of Klamath County, Oregon.

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record 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 \$200,000.00.

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 9th day of July, 2003.

T.C. LITTLEJOHN AND SUE C. LITTLEJOHN, TRUSTEES UNDER THE LITTLEJOHN LIVING TRUST DATED 14, 1995
BY: T.C. Littlejohn, Trustee
T.C. LITTLEJOHN, TRUSTEE

BY: Sue C. Littlejohn, Trustee
SUE C. LITTLEJOHN, TRUSTEE

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on July 9, 2003 by T.C. LITTLEJOHN AND SUE LITTLEJOHN, TRUSTEES UNDER THE LITTLEJOHN LIVING TRUST, DATED 14, 1995.



Kristi L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2003

2/4