

03 JUL 14 PM 3:57

WTC-61551KR



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
DAVID J. YAO
1701 Quail Ridge
Klamath Falls, OR 97603

State of Oregon, County of Klamath
Recorded 07/14/2003 3:57 p.m.
Vol M03 Pg 49064-65
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

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

DAVID J. YAO
1701 Quail Ridge
Klamath Falls, OR 97603

Escrow No. MT61551-KR

WARRANTY DEED

SAMUEL D. PORTER and JULIE A. GILMAN, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to DAVID J. YAO and JILL R. YAO, 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

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 \$405,000.00.

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 14th day of July, 2003.

Samuel D. Porter
SAMUEL D. PORTER
Julie A. Gilman
JULIE A. GILMAN

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on July 14 2003 by SAMUEL D. PORTER and JULIE A. GILMAN.

Kristi L. Redd
(Notary Public for Oregon)



My commission expires 11/16/2003

20-111

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 1, Block 2, QUAIL RIDGE SUBDIVISION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

AND

A parcel of land situated in the NE1/4 SE1/4 Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath Falls, Oregon, being more particularly described as follows:

Beginning at the Northwest corner of Lot 1, Block 2, Tract 1263 - Quail Ridge Subdivision; thence North 02 degrees 35' 42" West 66.06 feet; thence 110.29 feet along the arc of a 70.00 foot radius curve to the right, the long chord of which bears North 42 degrees 32' 25" East 99.23 feet; thence North 87 degrees 40' 31" East 44.74 feet; thence South 02 degrees 34' 04" East 135.90 feet to the Northeast corner of said Lot 1; thence along the North line of said Lot 1 South 87 degrees 25' 56" West 115.00 feet to the point of beginning.

Account No.: 3809-020DA-05600-000

Key No.: 872025