

03 JUL 15 PM 3:50

NTC - 6105 2KR

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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

PATRICK G. HUYCKE
502 West Main Street
Medford, OR 97501

State of Oregon, County of Klamath
Recorded 07/15/2003 3:50 P m.
Vol M03 Pg 49312
Linda Smith, County Clerk
Fee \$ 3100 # of Pgs 3

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

PATRICK G. HUYCKE
502 West Main Street
Medford, OR 97501

Escrow No. MT61052-KR

WARRANTY DEED

STUART G. WOOLLEY and MELINDA WOOLLEY, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to ~~JAMES W. THEEN, EXCHANGOR, CATHY G. THEEN, EXCHANGOR, PATRICK G. HUYCKE, SHIRLEY A. HUYCKE~~, 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 below**

EXHIBIT "A" LEGAL DESCRIPTION

A strip of land 45 feet in width off the Northeasterly side of Lot 8 in Block 38, in the Town of Linkville, now the City of Klamath Falls, Oregon, according to the official plat thereof of file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the most Northerly corner of said Lot 8; thence Southwesterly along the Southerly line of Main Street in said Town, 45 feet; thence Southeasterly and at right angles with said Main Street, 125 feet; thence Northeasterly and parallel with said Main Street, 45 feet to the Westerly line of Seventh Street in said Town; thence Northwesterly along the Westerly line of said Seventh Street, 120 feet to the place of beginning.

****Grantees - JAMES W. THEEN & CATHY G. THEEN, as tenants by the entirety, as to an undivided 1/2 interest and PATRICK G. HUYCKE & SHIRLEY A. HUYCKE, as tenants by the entirety, as to an undivided 1/2 interest**

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO:

2003/2004 Real Property Taxes, a lien, due but not yet payable Key #414019, Account #3809-032AB-05400; a Party Wall Agreement, subject to the terms and provisions thereof recorded on August 29, 1946 in Volume 194, page 473, Microfilm Records of Klamath County, Oregon which states "together with an undivided 1/4 interest in that certain brick wall, one-half of which is on the Easterly side of said premises, and subject to a like interest in said wall in the adjoining owner"; unrecorded leases and tenancies, 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 \$425,000.00.

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 11th day of July, 2003

Stuart G. Woolley
STUART G. WOOLLEY

Melinda Woolley
MELINDA WOOLLEY

State of Oregon
County of KLAMATH

3/17

This instrument was acknowledged before me on July 11, 2003 by STUART G. WOOLLEY and MELINDA WOOLLEY.

Kristin L. Redd
(Notary Public for Oregon)

49313



My commission expires 11/16/2003

EXHIBIT "A"
LEGAL DESCRIPTION

The land referred to in this Policy is described as follows:

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