

MT-60483KR



Vol M03 Page 54640

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
KEITH C. WELCH, SR.
PO BOX 1527
KLAMATH FALLS OR 97601

State of Oregon, County of Klamath
Recorded 07/31/2003 3:13 p m
Vol M03 Pg 54640-41
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:

KEITH C. WELCH, SR.
PO BOX 1527
KLAMATH FALLS OR 97601

Escrow No. MT60483-KR

WARRANTY DEED

DONALD R. GRUENER and SUSAN E. GRUENER, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to KEITH C. WELCH, SR. and CONSTANCE A. WELCH, 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 \$132,000.00.

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 31st day of July, 2003

Donald R. Gruener
DONALD R. GRUENER
Susan E. Gruener
SUSAN E. GRUENER

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on July 31, 2003 by DONALD R. GRUENER and SUSAN E. GRUENER.



Kristil Redd
(Notary Public for Oregon)
My commission expires 11/16/2003

54641

EXHIBIT "A"
LEGAL DESCRIPTION

A portion of the NW1/4 of Section 8, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin on the section line which lies 1254.57 feet North 0 degrees 43' West along the section line from the iron pin which marks the quarter section corner common to Sections 7 and 8, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon and running thence South 45 degrees 09 1/2' East a distance of 366.7 feet to an iron pin which lies on the Northerly right of way line of the Weed-Klamath Falls Highway, 30 feet Northwesterly at right angles from the center of the Highway; thence North 44 degrees 50 1/2' East along the Northerly right of way line of the Weed-Klamath Falls Highway a distance of 140 feet to an iron pin; thence North 45 degrees 09 1/2' West a distance of 330 feet to a point; thence South 44 degrees 50 1/2' West 20 feet to a point; thence North 45 degrees 09 1/2' West a distance of 159.36 feet to an iron pin which lies on the section line; thence South 0 degrees 43' East along the section line a distance of 171.38 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM that portion deeded to the State of Oregon by and through its State Highway Commission by Warranty Deed recorded April 25, 1968 in Volume M68, page 3310, Microfilm Records of Klamath County, Oregon.