

State of Oregon, County of Klamath  
 Recorded 08/1/2003 11:42 AM  
 Vol M03 Pg 54958-59  
 Linda Smith, County Clerk  
 Fee \$ 26.00 # of Pgs 2

1st 217443

## WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

Grantors: Richard M. Mollison and Maria R. Mollison, as tenants by the entirety

Grantees: Ralph P. Eccles and Carrie A. Ganong, as tenants by the entirety

After recording, return to:

Ralph P. Eccles & Carrie A. Ganong  
1394 N. Eldorado Ave.  
Klamath Falls, OR 97601

Consideration: \$62,500.00

WITNESS THIS INDENTURE WITNESSETH, that Richard M. Mollison and Maria R. Mollison, as tenants by the entirety, hereinafter known as Grantors, for the consideration hereinafter stated, have bargained and sold, and by these presents do grant, bargain, sell and convey unto Ralph P. Eccles and Carrie A. Ganong, husband and wife, hereinafter known as Grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

As shown on attached Exhibit A, TOGETHER with all rights of the Grantors set forth in the Water Line Agreement dated September 5, 1995, between Wayne C. Misco and Wayne D. Misco, Trustees of the Wayne C. Misco 1989 Living Trust, Edward R. Gilman and Susan Gilman, Richard M. Mollison and Maria R. Mollison and Stephen Vick and Teresa Vick, recorded in Volume M95, Page 25766, Microfilm Records, Klamath County, Oregon,

SUBJECT TO: property taxes for the 2003-04, which are a lien but not yet payable and covenants, conditions and restrictions and/or easements, if any, affecting title which may appear in the public records including those shown on any recorded plat or survey, and SUBJECT TO the obligations of Richard M. Mollison and Maria R. Mollison set forth in the above-described Water Line Agreement dated September 5, 1995, recorded in Volume M95, Page 25766, which Grantees assume and agree to pay and hold Richard M. Mollison and Maria R. Mollison harmless therefrom.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$62,500.00.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantees as an estate by the entirety. And the said grantors do hereby covenant, to and with the said grantees, and their assigns, that they are the owners in fee simple of said premises; that they are free from all encumbrances, and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

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.

IN WITNESS WHEREOF, they have hereunto set their hands and seals this 26th day of July, 2003.

Richard M. Mollison

Maria R. Mollison

STATE OF Virginia,  
 County of Fairfax

) SS Dated: July 26 2003

Personally appeared the above named Richard M. Mollison and Maria R. Mollison and acknowledged the foregoing instrument to be their voluntary act and deed. Before me:

Sharon Bassa  
 Notary Public for Fairfax Co Virginia  
 My Commission Expires: Aug 31 2005

54959

APN: R3909-005AO-00403

Statutory Warranty Deed  
- continued

File No.: 7021-217443 (SAC)  
Date: 07/26/2003

*[Signature]*

**EXHIBIT A**

**LEGAL DESCRIPTION:**

Parcel 2 of Minor Land Partition No. 33-88, located in the SE 1/4 of the NW 1/4 and the SW 1/4 of the NE 1/4 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

A parcel of land situated in the NE 1/4 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the iron pin monument marking the center one-quarter corner of said Section 5; thence South 89°30' East along the East-West centerline of said Section a distance of 510.6 feet to an iron pin; thence North 28°14' West a distance of 300.0 feet to an iron pin on the Easterly boundary of a 50 foot roadway which is the true point of beginning of this description; thence South 89°30' East along the North line of parcel described in Deed Volume 348 page 463, Deed records of Klamath County, Oregon, a distance of 350.0 feet; more or less, to the Westerly right of way line of Old Highway No. 97; thence North 27°21' West along said right of way line a distance of 322.06 feet; thence South 59°12'21" West a distance of 304.13 feet to the Easterly boundary of a 50 foot roadway; thence along said boundary, South 36°05'30" East a distance of 80.0 feet; thence along the arc of a 75 foot radius curve to the right a distance of 65.9 feet to the true point of beginning.

TOGETHER WITH an easement created for a private road by Instrument, subject to the terms and provisions thereof, recorded March 25, 1984 in Volume M84 page 6789, Deed records of Klamath County, Oregon for non-exclusive easement 50' wide.