

03 AUG 14 PM 3:27



MT6- 61914 TM

Vol M03 Page 59287

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:  
JEFFREY V. ROSENBERG  
12550 HWY 66  
KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath  
Recorded 08/14/2003 3:27 p m  
Vol M03 Pg 59287-59288  
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:

JEFFREY V. ROSENBERG  
12550 HWY 66  
KLAMATH FALLS, OR 97601

Escrow No. MT61914-TM

WARRANTY DEED

ELVIN E. SMITH and YVONNE L. SMITH, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to JEFFREY V. ROSENBERG and BECKY A. ROSENBERG, 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:

EXHIBIT "A"  
LEGAL DESCRIPTION

PARCEL 1:

A parcel of land situated in the S1/2 of the NE1/4 of Section 32, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a 1/2" iron rod on the Southeasterly right of way line of the Klamath Falls-Ashland State Highway No. 66 from which a brass cap monument with a stone marked "1/4" adjacent to it marking the 1/4 corner common to Sections 32 and 33 bears South 50 degrees 01' 11" East, 1488.33 feet; (1) thence South 00 degrees 06' West, 237.00 feet to a 1/2" iron rod; (2) thence South 72 degrees 21' West, 193 feet to a 1/2" iron rod; (3) thence North 00 degrees 06' East, 237 feet to a 1/2" iron rod on the Southeasterly right of way line of said highway; (4) thence North 72 degrees 21' East, 193.00 feet, along the Southeasterly right of way line of said highway to beginning.

Account No.: 3908 032A0 02800-000 Key No.: 501790

PARCEL 2:

A parcel of land, situated in the Northeast 1/4 of Section 32, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a 1/2" iron rod marking the Southeasterly corner of that parcel described in Volume M74 at page 14087 of the deed records of Klamath County from which a brass capped monument with a stone marked "1/4" adjacent to it marking the one-quarter corner common to Sections 32 and 33 bears South 57 degrees 46' 11" East 1348.69 feet; thence South 72 degrees 21' 00" West 193.00 feet, along the Southerly boundary of that parcel described in Volume M74 at page 14087 of the deed records of Klamath County, to a 1/2" iron rod at the Southwesterly corner thereof; thence South 00 degrees 06' 00" West 907.80 feet to a 1/2" iron rod; thence North 89 degrees 34' 00" East 183.81 feet to a 1/2" iron rod; thence North 00 degrees 06' 00" East 964.93 feet to the point of beginning.

Account No.: 3908 032A0 02901-000 Key No.: 842912

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 \$238,500.00.

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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 13th day of August 2003.

Elvin E. Smith  
ELVIN E. SMITH

Yvonne L. Smith  
YVONNE L. SMITH

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on August 13, 2003 by ELVIN E. SMITH and YVONNE L. SMITH.

Pamela J. Spencer  
(Notary Public for Oregon)

My commission expires 8/16/2004

