

03 AUG 20 AM 10:55



NTC-61655 KR

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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

KAREN G. WEGSTEIN

812 49th Avenue

Oakland, CA 94601

State of Oregon, County of Klamath

Recorded 08/20/2003 10:55 a m

Vol M03 Pg 60850-51

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:

KAREN G. WEGSTEIN

812 49th Avenue

Oakland, CA 94601

Escrow No.

MT61655-KR

WARRANTY DEED

TRAIN MOUNTAIN, INC., AN OREGON CORPORATION, Grantor(s) hereby grant, bargain, sell, warrant and convey to KAREN G. WEGSTEIN and RONALD L. WEGSTEIN, 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:

Lots 15 and 16, Block 3, Tract 1155, TWIN RIVER VIEW, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Account No.: 3407-035BO-02800-000

Key No.: 205600

Account No.: 3407-035BO-02900-000

Key No.: 205593

PARCEL 2:

The N1/2 of the N1/2 of the N1/2 of the NW1/4 of the SW1/4 of Section 35, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

Account No.: 3407-03500-00500-000

Key No.: 204665

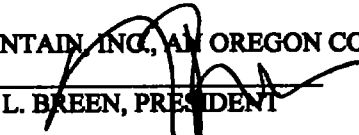
Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record if any, as of the date of this deed and those shown below, if any:

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 \$275,000.00.

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 19th day of August, 2003.

TRAIN MOUNTAIN, INC., AN OREGON CORPORATION
BY: 

QUENTIN L. BREEN, PRESIDENT

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State of Oregon
County of KLAMATH

60851

This instrument was acknowledged before me on August 19 2003 by QUENTIN L. BREEN, PRESIDENT OF TRAIN MOUNTAIN, INC., AN OREGON CORPORATION.



Kristi L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2003