

08 AUG 22 11:02

NJC - 62175



THIS SPACE RESERVED FOR RECORDER'S USE

Vol M03 Page 61564

After recording return to:
NICK D. WEDMORE
513 S 4TH ST
SPRINGFIELD, OR 97477

Until a change is requested all
tax statements shall be sent to
the following address:
NICK D. WEDMORE
513 S 4TH ST
SPRINGFIELD, OR 97477

Escrow No. BT058322GC
Title No. _____

State of Oregon, County of Klamath
Recorded 08/22/2003 11:02 AM
Vol M03 Pg 61564-65
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

WARRANTY DEED

PATRICK KNOX and SALLY KNOX, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
NICK D. WEDMORE and WANDA WEDMORE, 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:

LEGAL DESCRIPTION ATTACHED EXHIBIT "A"

2407-018AO-02900-000 KEY NO. 147200

Grantor is lawfully seized in fee simple on the above granted premises, 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 \$ 45,500.00.

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.

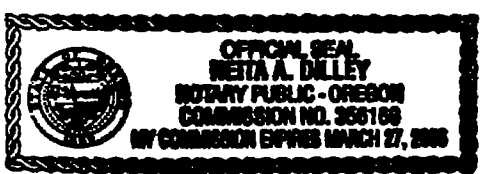
Patrick Knox
PATRICK KNOX

Sally Knox
SALLY KNOX

State of Oregon
County of DESHCUTES

This instrument was acknowledged before me on August 18th, 2003 by
PATRICK KNOX AND SALLY KNOX.

Mark A. D. [Signature]
(Notary Public for Oregon)
My commission expires 3-27-04



26

EXHIBIT "A"
LEGAL DESCRIPTION

61565

A tract of land situated in the SW1/4 NE1/4 of Section 18, Township 24 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin marking the Southeast corner of the SW1/4 NE1/4 of said Section 18; thence North 100.0 feet to an iron pin; thence West a distance of 632.5 feet to the approximate center of Crescent Creek; thence Southerly and Easterly along the center line of Crescent Creek (downstream) to a point which is West a distance of 534.5 feet from the point of beginning; thence East 534.5 feet, more or less, to the point of beginning.

Account No.: 2407-018AO-02900-000 Key No.: 147200