

08 AUG 25 04:11:03

NOT - 62012 MS



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
ROSE M. HATCH-PARKER
2211 CALIFORNIA AVE
KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath
Recorded 08/25/2003 11:09 a m
Vol M03 Pg 62094-95
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:

ROSE M. HATCH-PARKER
2211 CALIFORNIA AVE
KLAMATH FALLS, OR 97601

Escrow No. MT62012-MS

WARRANTY DEED

JOHN W. PARKER, Grantor(s) hereby grant, bargain, sell, warrant and convey to ROSE M. HATCH-PARKER, 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

174885 3809-030BB-00900

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 \$0.00.

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 18th day of August, 2003.

[Signature]
JOHN W. PARKER

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on August 18, 2003 by JOHN W. PARKER.

[Signature]
(Notary Public for Oregon)

My commission expires 11/14/06



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EXHIBIT "A"
LEGAL DESCRIPTION

62095

A portion of Lots 15 and 16 in Block 9 of BUENA VISTA ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwesterly corner of Lot 15, Block 9, BUENA VISTA ADDITION to Klamath Falls, Oregon; thence South 58 degrees 37' 30" East 50.00 feet to the Southeasterly corner of Lot 15; thence continuing South 58 degrees 37' 30" East 6.00 feet to a point on the Southerly line of Lot 16; thence, generally along the remains of an old rock wall or fence line and the extension thereof North 32 degrees 38' 25" East 139.41 feet to a point on the Northerly line of said Lot 16; thence North 58 degrees 52' 48" West 10.00 feet to a 5/8" iron pin marking the Northwesterly corner of Lot 16; thence continuing North 58 degrees 52' 48" West, along the Northerly line of Lot 15, 50.00 feet to the Northwest corner of said Lot 15; thence along the Westerly line of Lot 15 South 30 degrees 45' 25" West 139 feet, more or less, to the point of beginning.

Account No.:

3809-020BB-00900-000

Key No.: 174885