

09 AUG 27 PM 3:19

NJC-62224 KR



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

MIRYAM L. FERREA  
3939 S. SIXTH ST. PMB 223  
KLAMATH FALLS OR 97603

State of Oregon, County of Klamath  
Recorded 08/27/2003 3:19 P m  
Vol M03 Pg 63217-18 P  
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:

MIRYAM L. FERREA  
3939 S. SIXTH ST. PMB 223  
KLAMATH FALLS OR 97603

Escrow No. MT62224-KR

### WARRANTY DEED

J. MARVIN CALLAWAY and KATHY CALLAWAY, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to MIRYAM L. FERREA, 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:

That portion of Government Lot 2, Section 30, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, lying North and East of State Highway 427 and West of the Willamette River in Klamath County, Oregon.

Account No.: 3507-03000-00100-000 Key No.: 250007

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 The true consideration for this conveyance is pursuant to an IRC Tax Deferred Exchange on behalf of the Grantee.

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 25<sup>th</sup> day of August, 2003

(X) J. Marvin Callaway  
J. MARVIN CALLAWAY

(X) Kathy Callaway  
KATHY CALLAWAY

26

State of ~~Washington~~ <sup>Oregon</sup> (X)

63218

County of KLAMATH

On this day personally appeared before me J. MARVIN CALLAWAY and KATHY CALLAWAY to me <sup>Proven</sup> ~~known~~ to be the individual described in and who executed the within and foregoing instrument, and acknowledged that signed the same as free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand official seal this 25<sup>th</sup> day of August, 2003.

Kristi L. Redd  
Notary Public in and for the State of Oregon  
~~Washington~~ residing at Klamath.

My appointment expires 11/16/2003

