

08 SEP 5 PM 2:51

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After Recording Return to:

WILLIAM C. AUGUST

OLIVE M. AUGUST

P.O. Box 879

MERRILL, OR 97633

State of Oregon, County of Klamath

Recorded 09/05/03 2:51 p m

Vol M03 Pg 65931-32

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:

WILLIAM C. AUGUST

OLIVE M. AUGUST

Same as Above

ATE 57348
WARRANTY DEED
(INDIVIDUAL)

CHARLES G. KERR, herein called grantor, convey(s) to WILLIAM C. AUGUST and OLIVE M. AUGUST, HUSBAND AND WIFE all that real property situated in the County of KLAMATH, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$155,000.00.

(here comply with the requirements of ORS 93.930)

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 Sept 5 2003

Charles G. Kerr
CHARLES G. KERR

STATE OF Oregon, County of Klamath ss.

On Sept 5, 2003 personally appeared the above named CHARLES G. KERR and acknowledged the foregoing instrument to be his voluntary act and deed.

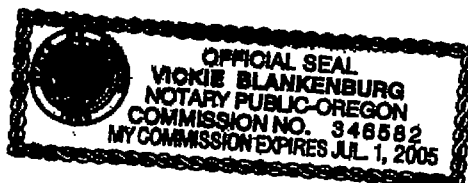
This document is filed at the request of:

Aspen
TITLE & ESCROW, INC.

525 Main Street
Klamath Falls, OR 97601
Order No.: 00057348

Before me: Vickie Blankenburg
Notary Public for Oregon
My commission expires: 7/01/05

Official Seal



26 A

PARCEL 1:

The N 1/2 SW 1/4 NW 1/4, the N 1/2 S 1/2 SW 1/4 NW 1/4 and the NW 1/4 NW 1/4 of Section 16, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, lying West of the 1905 Plat of Whitelake City.

PARCEL 2:

The SE 1/4 of the NW 1/4 and the S 1/2 of the NE 1/4 of the NW 1/4 of Section 16, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM Lots 21 through 24, Block 33 and Lots 7 and 8, Block 77, White Lake City, Oregon, according to the official plat thereof on file in the Records of Klamath County, Oregon, and one-half of the vacated streets and alleys adjoining said lots.

ALSO EXCEPTING THEREFROM those portions of platted street right of ways lying within the above described area that have not been vacated.

ALSO EXCEPTING THEREFROM the following described 20 foot wide strip of land:

Beginning at the center quarter of said Section 16; thence North 89° 30' 14" West along the East-West center section line a distance of 20.0 feet; thence North 00° 08' 30" East parallel with the North-South center section line, a distance of 1,979.29 feet to the North line of the S 1/2 of the NE 1/4 of the NW 1/4 of said Section 16; thence South 89° 30' 48" East a distance of 20.0 feet to the center North-North 1/64 corner; thence South 00° 08' 30" West along the North-South center section line a distance of 1,979.29 feet to the point of beginning.