

After Recording Return to:  
**KENNETH MONROE FRAKER**  
1186 HELEN AVE  
UKIAH, CA. 95482

State of Oregon, County of Klamath  
 Recorded 09/08/03 2:25 p.m.  
 Vol M03 Pg 66423-24  
 Linda Smith, County Clerk  
 Fee \$ 26<sup>00</sup> # of Pgs 2

Until a change is requested all tax statements  
 Shall be sent to the following address:  
**KENNETH MONROE FRAKER**  
 Same as Above

**OTE 57818**  
**WARRANTY DEED**  
 (INDIVIDUAL)

**ARTHUR M. WHISLER and MICHELLE R. WHISLER**, herein called grantor, convey(s) to **KENNETH MONROE FRAKER**,  
**AN ESTATE IN FEE SIMPLE**, 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 **\$18,000.00**.  
 (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 9-5-03

Arthur M. Whisler Michelle R. Whisler  
**ARTHUR M. WHISLER** **MICHELLE R. WHISLER**

STATE OF Washington, County of Grays Harbor ) ss.

On September 3, 03 personally appeared the above named **ARTHUR M. WHISLER and MICHELLE R.**  
**WHISLER** and acknowledged this foregoing instrument to be their 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.: 00057818

Before me: Autumn M. Marshall  
 Notary Public for Oregon  
 My commission expires: 4-2-07

Official Seal

**AUTUMN M. MARSHALL**  
 NOTARY PUBLIC  
 STATE OF WASHINGTON  
 My Commission Expires Apr. 2, 2007

## Exhibit A

A parcel of land situated in Section 13, Township 35 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at the Northeast corner of the NE 1/4 of the SE 1/4 of the SW 1/4 of said Section 13; thence South 00° 15' 57" West, on the East line thereof, 660.29 feet to the Southeast corner of said NE 1/4 of the SE 1/4 of the SW 1/4; thence South 88° 50' 26" West, on the South line thereof, 653.92 feet to the Southwest corner of said NE 1/4 of the SE 1/4 of the SW 1/4; thence North 00° 14' 54" East, on the West line thereof, 659.66 feet to the Northwest corner of said NE 1/4 of the SE 1/4 of the SW 1/4; thence North 88° 47' 09" East, on the North line thereof, 503.57 feet; thence North 45° 07' 29" East, 163.15 feet to a point on the Southwest line of the Sprague River Highway; thence South 44° 52' 31" East, on said Southwest line, 50.00 feet; thence South 00° 15' 57" West 76.51 feet to the point of beginning. Said parcel is also shown as Parcel 2 of Minor Partition 77-83 in the SW 1/4 of Section 13, Township 35 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

TOGETHER WITH a 30 foot wide roadway easement for adjoining property owners use for ingress and egress over and across Parcel 1 to Parcel 2 of Minor Partition 77-83 in the SW 1/4 of Section 13, Township 35 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

Said easement shall start at the Southeast corner of Parcel 1 adjacent to the Sprague River Highway and run Northwesterly parallel and adjacent to the South boundary of the Sprague River Highway right of way line a distance of sixty feet, as more fully set forth in agreement recorded October 8, 1986 in Book M-86 at Page 18406, Microfilm Records of Klamath County, Oregon.