



After recording return to:

David E. Busby

45270 Merritt Street

King City, CA 93930

THIS SPACE | State of Oregon, County of Klamath

Recorded 09/11/03 11:19 a. mVol M03 Pg 67678-29

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:

David E. Busby

45270 Merritt Street

King City, CA 93930

Escrow No. SR059428VS

WARRANTY DEED

William J. Frank, Grantor(s) hereby grant, bargain, sell, warrant and convey to David E. Busby and Melissa D. Busby, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 \$59,900.00.

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 10 day of Sept, 2003

William J. Frank

William J. Frank

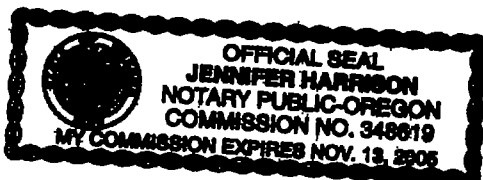
State of Oregon

County of DESCHUTES

This instrument was acknowledged before me on Sept 10, 2003 by William J. Frank.

Jennifer Harrison
(Notary Public for Oregon)

My commission expires 11/13/05



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EXHIBIT "A"
LEGAL DESCRIPTION

That portion of the S1/2 of the S1/2 of the NW1/4 of the SW1/4 of Section 16, Township 23 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of the S1/2 of the S1/2 of the NW1/4 of the SW1/4 of Section 16, Township 23 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon; thence North 88° 38' 46" East 428.75 feet; thence South 00° 38' 49" East 283.00 feet; thence South 88° 47' 20" West 427.67 feet; thence North 00° 50' 37" West 281.94 feet to the true point of beginning.

Also described as Parcel 3 of Major Land Partition 78-03, (Survey No. 2752), as filed in the Klamath County Engineer's Office

TOGETHER WITH an easement 30 feet in width for ingress, egress and public utilities over and across the North 30 feet of the S1/2 S1/2 NW1/4 SW1/4 of Section 16, Township 23 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No.: 2310-016CO-02500-000

Key No.: 136579