

09 SEP 17 11:45

MTZ- 62757

THIS SPACE RESERVED FOR RECORDER'S USE

AmeriTitle

Vol M03 Page 69285

After recording return to:

JOHN R. MARKEN
1027 NW HILLSIDE PARK DRIVE
BEND, OR 97701

State of Oregon, County of Klamath
Recorded 09/17/03 11:46 a.m.
Vol M03 Pg 69285-86
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:

JOHN R. MARKEN
1027 NW HILLSIDE PARK DRIVE
BEND, OR 97701

Escrow No. BT059685GW
Title No. _____

WARRANTY DEED

KELLY L. SHULTS and AMBER L. SHULTS, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
JOHN R. MARKEN and SUSAN J. MARKEN, 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
3407-015BA-02600-000 KEY NO.: 192053 CODE 147

Grantor is lawfully seized in fee simple on the above granted premises, 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 \$ 172,000.00.

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 16th day of Sept, 2003.

Kelly L. Shults
KELLY L. SHULTS
Amber L. Shults
AMBER L. SHULTS

State of Oregon
County of KLAMATH



This instrument was acknowledged before me on September 16, 2003 by KELLY
L. SHULTS AND AMBER L. SHULTS.

Gillian M. Wilson
(Notary Public for Oregon)

My commission expires May 31, 2007

26.00

EXHIBIT "A"
LEGAL DESCRIPTION

69286

A tract of land situate in Government Lot 1 in Section 15 Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, and being more particularly described as follows:

Beginning at the Northwest corner of Section 15 Township 34 South, Range 7 East of the Willamette Meridian, and running thence North 89° 42' 15" East 400.0 feet along the North line of said Section 15; thence South 62.42 feet; thence South 50° 43' 50" East 453.16 feet; thence South 76° 17' 30" East 886.79 feet; thence South 34° 25' 40" East 316.01 feet to the true point of beginning of this description: Thence continuing South 34° 25' 40" East 55.0 feet; thence South 55° 34' 20" West 400.0 feet to a point on the Northeasterly bank of the Williamson River; thence North 34° 25' 40" West 116.11 feet; thence North 45° 32' 20" West 22.89 feet; thence North 44° 52' 10" East 411.58 feet; thence South 34° 25' 40" East 160.0 feet to the point of beginning.

Tax Account No.: 3407-015BA-02600-000

Key No.: 192053