



NJC-68619 KR

Vol M03 Page 72071

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:  
ROBERT W. CREED  
1650 SUNSET BEACH  
KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath  
 Recorded 09/26/03 3:46 P m  
 Vol M03 Pg 72071-72  
 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:

ROBERT W. CREED  
1650 SUNSET BEACH  
KLAMATH FALLS, OR 97601

Escrow No. MT62619-KR

## WARRANTY DEED

**TAMI CARIAGA, TRUSTEE OF THE ROSS CARIAGA AND TAMI M. CARIAGA FAMILY TRUST DATED 09-15-95,** Grantor(s) hereby grant, bargain, sell, warrant and convey to **ROBERT W. CREED and KRISTINE A. CREED, 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:

### EXHIBIT "A"

### LEGAL DESCRIPTION

A tract of land situated in Government Lot 7 and the SW1/4 of the SE1/4 of Section 12, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the C-S 1/16 corner from which the South 1/4 corner bears South 00° 09' 00" West 1319.53 feet; thence South 26° 31' 58" East 826.41 feet; thence South 82° 30' 46" West 1300.84 feet to a 5/8" iron rod at the high water line of Klamath Lake; thence Northwesterly along said high water line 1080 feet, more or less, to the North line of said Lot 7; thence Easterly to the point of beginning, with bearings based on record of survey No. 2894.

EXCEPTING THEREFROM the following described tracts: The North 50.00 feet of said Lot 7.

ALSO EXCEPTING the following described tract; beginning at a point on the Easterly line of the above described tract, said point being South 26° 31' 58" East 334.41 feet from the C-S 1/16 corner of said Section 12; thence South 26° 31' 58" East 492.00 feet to the Southeasterly corner of the above described tract; thence South 82° 30' 46" West 1300.84 feet to the Southwesterly corner of said tract; thence Northwesterly along the boundary of said tract 300.00 feet; thence Northeasterly 1340 feet, more or less, to the point of beginning.

Tax Account No.: 3808-01200-02600-000  
 Tax Account No.: 3808-01200-02800-000

Key No.: 421564  
 Key No.: 421323

421564  
 421323

3808-01200-02600-000  
 3808-01200-02800-000

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 \$451,000.00.

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 26th day of September, 2003

26.00  
 M

TAMI CARIAGA, TRUSTEE OF THE ROSS CARIAGA AND TAMI M. CARIAGA FAMILY TRUST DATED 09-15-95  
BY: Tami M. Cariaga, Trustee  
TAMI M. CARIAGA, TRUSTEE

72072

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on Sept. 26, 2003 by TAMI CARIAGA, TRUSTEE OF THE ROSS CARIAGA AND TAMI M. CARIAGA FAMILY TRUST DATED 09-15-95.

Kristil L. Redd  
(Notary Public for Oregon)

My commission expires 11/16/2003



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