



WTC-62225 KR

Vol M03 Page 73415

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
DOUGLAS P. ANDERSON2221 Madison
Klamath Falls, OR 97603State of Oregon, County of Klamath
Recorded 10/01/03 3:13 P m
Vol M03 Pg 73415
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1Until a change is requested all
tax statements shall be sent to
The following address:

DOUGLAS P. ANDERSON

2221 Madison
Klamath Falls, OR 97603

Escrow No. MT62225-KR

WARRANTY DEED

MELVIN G. ROGERS and LOIS K. ROGERS, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to DOUGLAS P. ANDERSON and CATHERINE A. ANDERSON, 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:

LEGAL DESCRIPTION

That part of the SW1/4 NW1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at an iron pin driven into the ground just inside of the fence corner at the Southwest corner of the NW1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, which iron pin is 30 feet East of the center of the road which intersects the Dalles-California Highway at the said Southwest corner of the NW1/4 and which pin is also 30 feet North of the center of the said Dalles-California Highway; thence from said pin North along the Eastern line of said intersecting road, 215 feet to the true point of beginning of this description; thence East at right angles to the said intersecting road a distance of 132 feet; thence North and parallel to said intersecting road 115 feet; thence West 132 feet to the Easterly line of said intersecting road; thence South 115 feet to the place of beginning.

Account No.: 3909-001BC-03900-000 Key No.: 507561

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 \$133,990.00.

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 29th day of September, 2003.Melvin G. Rogers
MELVIN G. ROGERSLois K. Rogers
LOIS K. ROGERSState of Oregon
County of KLAMATHThis instrument was acknowledged before me on Sept. 29, 2003 by MELVIN G. ROGERS and LOIS K. ROGERS.Kristi L. Redd
(Notary Public for Oregon)My commission expires 11/16/2003

21.00