

03 OCT 16 PM 11:23

WTC - 61874 KR



State of Oregon, County of Klamath
Recorded 10/06/03 11:23 A m
Vol M03 Pg 74378 - 74379
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

THIS SPACE RESERVE

After recording return to:
JOSEPH A. HARRIS
11210 WHITEGOOSE DRIVE
KENO, OR 97627

Until a change is requested all
tax statements shall be sent to
The following address:

JOSEPH A. HARRIS
11210 WHITEGOOSE DRIVE
KENO, OR 97627

Escrow No. MT61874-KR

WARRANTY DEED

THE MATTHEWS FAMILY LIMITED, A LIMITED PARTNERSHIP ~~REMOVED~~, Grantor(s) hereby grant, bargain, sell, warrant and convey to JOSEPH A. HARRIS and BRENDA F. HARRIS, 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 \$79,900.00.

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 2nd day of October, 2003.

THE MATTHEWS FAMILY LIMITED, A LIMITED PARTNERSHIP
BY: Duwayne T. Matthews
DUWAINE T. MATTHEWS, GENERAL PARTNER

BY: Elsie Matthews
ELSIE P. MATTHEWS, GENERAL PARTNER

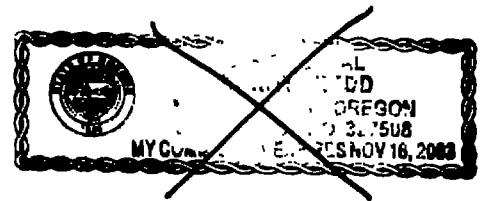


STATE OF ~~CALIFORNIA~~ OREGON }
COUNTY OF KLAMATH, } ss.

On October 2, 2003 before me, Kristi L. Redd personally appeared DUWAINE T. MATTHEWS AND ELSIE P. MATTHEWS, GENERAL PARTNERS OF THE MATTHEWS FAMILY LIMITED PARTNERSHIP personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is subscribed to the within instrument and acknowledged to me that executed the same in authorized capacity(ies), and that by signatures(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Kristi L. Redd



26.00 M

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in the Northeast one-quarter of Section 13, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, and being more particularly described as follows

Commencing at the corner common to Sections 12 and 13, Township 38 South, Range 8 East of the Willamette Meridian Sections 7 and 18, Township 38 South, Range 9 East of the Willamette Meridian; thence along the Section line common to said Section 13 and 18, South 00 degrees 19' 36" East 1344.15 feet to a ½ inch iron pin marking the N 1/16 corner between said Sections 13 and 18; thence North 89 degrees 26' 13" West 42.26 feet to a point on the centerline of a 40 foot wide road as platted for Minor Land Partition No. 51-82, said point being the True Point of Beginning of this description; thence along said centerline the following courses and distances: (1) North 00 degrees 19' 36" West 359.19 feet; (2) North 88 degrees 10' 29" West 158.23 feet; (3) North 74 degrees 10' 02" West 147.66 feet; (4) North 52 degrees 04' 36" West 51.80 feet (5) thence along the arc of a 75.00 feet radius curve to the left, 159.80 feet (the long chord of which bears South 66 degrees 52' 57" West 131.24 feet); (6) South 5 degrees 50' 30" West 105.90 feet; (7) thence along the arc of a 100.00 feet radius curve to the right, 147.66 feet (the long chord of which bears South 48 degrees 08' 35" West 134.61 feet); (8) North 89 degrees 33' 19" West 137.14 feet; (9) North 68 degrees 56' 05" West 111.98 feet; (10) North 77 degrees 12' 49" West 242.99 feet; (11) North 62 ° 58' 12" West 283.83 feet to a point on the 1/16 line being the East boundary of the NW1/4 of the NE1/4 of Section 13; thence leaving said center line and continuing along said 1/16 line, South 00 degrees 03' 45" West 400.89 feet to a ¾ inch pipe marking the NE 1/16 corner of Section 13; thence along the 1/16 line between said NE 1/16 corner and the N 1/16 corner between Section 13 and 18, South 89 degrees 26' 13" East 1306.78 feet to the True Point of Beginning.