

'03 OCT 3 PM 3:20

NJC-62902 TA



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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

ROGER L. VERCUYSSSE

2525 UNION STREET

KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath

Recorded 10/03/03 2:20 p. m

Vol M03 Pg 74220

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

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

ROGER L. VERCUYSSSE

2525 UNION STREET

KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath

Recorded 10/07/03 3:14 p. m

Vol M03 Pg 74971-72

Linda Smith, County Clerk

Fee \$ 26.00 RR # of Pgs 2

Escrow No.

MT62902-TA

*x this document is being re-recorded to add the
legal description.*

'03 OCT 7 PM 3:14

WARRANTY DEED

RONALD C. WEGENER and SHERRY R. WEGENER, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to ROGER L. VERCUYSSSE, 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

887294

3910-010BC-00604-000

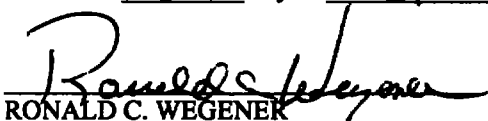
Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record if any, as of the date of this deed and those shown below, if any:

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 \$45,000.00.

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 3 day of Oct. 2003.


RONALD C. WEGENER


SHERRY R. WEGENER

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on Oct 3 2003 by RONALD C. WEGENER and SHERRY R. WEGENER.




(Notary Public for Oregon)

My commission expires 6 19 04

*26 APR
21.00
M*

EXHIBIT "A"
LEGAL DESCRIPTION

74972

Parcel 3 of Land Partition 39-00, said Land Partition being a Partition of Parcel 1 of Land Partition 56-98, situated in the SW1/4 NW1/4 Section 10, Township 39 South, Range 10 East, of the Willamette Meridian, Klamath County, Oregon.

TOGETHER WITH an easement for access, public utilities, sewer and drainage over, across and under Chokecherry Court as created by instrument dated May 12, 1991, recorded November 12, 1992 in Volume M92, page 26854, Microfilm Records of Klamath County, Oregon, EXCEPT the West 30 feet of said Parcel 3 lying within said Chokecherry Court.

Tax Account No.: 3910-010BC-00604-000

Key No.: 887294