



After recording return to:
Norman E. Sax
4656 Weyerhaeuser Road
Klamath Falls, OR 97601

Until a change is requested all tax statements shall be sent to the following address:
Norman E. Sax
4656 Weyerhaeuser Road
Klamath Falls, OR 97601

File No.: 7021-272635 (SAC)
Date: October 08, 2003

THIS SPACE RESERVED FOR RECORDER'S USE

Vol M03 Page 78139

State of Oregon, County of Klamath
Recorded 10/21/03 11:54 AM
Vol M03 Pg 78139-41
Linda Smith, County Clerk
Fee \$ 31⁰⁰ # of Pgs 3

STATUTORY WARRANTY DEED

Robert E. Moore and Margaret Moore as tenants by the entirety, Grantor, conveys and warrants to Norman E. Sax, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

This property is free from liens and encumbrances, EXCEPT:

1. The **2003-2004** Taxes, a lien not yet payable.
2. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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.

The true consideration for this conveyance is **\$65,000.00**. (Here comply with requirements of ORS 93.030)

31K

EXHIBIT A**LEGAL DESCRIPTION:**

A parcel of land situated in the NW 1/4 NE 1/4 of Section 13, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, said tract also being a portion of vacated Block 22, and vacated 4th Street in West Klamath, a duly recorded subdivision, said tract more particularly described as follows:

Beginning at a point on the South line of the NW 1/4 NE 1/4 of said Section 13, said point of beginning being the intersection of the Northerly line of Holiday Drive and Westerly line of Third Street also known as the Weyerhaeuser County Road; thence South 41°10' East along the Westerly line of said Third Street a distance of 100 feet; thence continuing along the Westerly line of Third Street along the arc of 321.0 foot radius curve to the right, the long chord of which curve bears South 28°40' East 139.08 feet a distance of 140.19 feet; thence continuing along the Westerly line of Third Street, South 16°10' East (South 16°58'00" East by recorded Survey No. 1178, as recorded in the office of the Klamath County Surveyor) a distance of 30 feet to the true point of beginning of this description, said true point of being the Northwest corner of Parcel 2 as shown on said Survey No. 1178, and the true point of beginning of that tract of land described in Deed Volume M77 page 20214, as recorded in the Klamath County Deed Records; thence South 16°58'00" East 90.46 feet; thence South 73°02'00" West 300.00 feet to a point on the Westerly right of way line of said vacated Fourth Street; thence North 16°58'00" West along said Westerly right of way line 229.57 feet; thence South 70°39'00" East 135.60 feet; thence South 89°50'00" East 199.60 feet to the point of beginning.