

10:03 NOV 4 PM 11:23

NOT - 63083 TM



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THIS SPACE RESERVED FOR RECORDER'S USE
State of Oregon, County of Klamath
Recorded 11/04/03 11:23 a m
Vol M03 Pg 81949
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

After recording return to:
WILLIAM R. COTTER

4848 Homedale Rd.
Klamath Falls, OR 97603

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

WILLIAM R. COTTER
4848 Homedale Rd.
Klamath Falls, OR 97603

Escrow No. MT63083-TM

WARRANTY DEED

LOUISE S. LANGSTON, Grantor(s) hereby grant, bargain, sell, warrant and convey to WILLIAM COTTER and MARILYN COTTER, 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

A parcel of land situated in the NW1/4 NE1/4 of Section 14, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the Northerly right of way line of Bartlett Avenue at its intersection with the Easterly right of way line of the U.S. Bureau of Reclamation's A-3-B Lateral, from which point the Southeast corner of Lot 1, Block 1 of Tract 1035, Gatewood Subdivision bears South 84° 36' 55" West 30.14 feet; thence along the Easterly right of way line of said A-3-B Lateral North 00° 05' 40" East 129.93 feet; thence South 89° 31' 33" East 161.95 feet to a point on the Westerly right of way line of Homedale Road; thence along said Westerly right of way line South 00° 07' 20" West 113.33 feet to its intersection with the Northerly right of way line of Bartlett Avenue; thence South 84° 36' 55" West 162.64 feet along said Northerly right of way of Bartlett Avenue to the point of beginning, with bearings based on Minor Partition No. 32-88 as filed in the Klamath County Engineer's Office and being a portion of that certain parcel of land conveyed to Verle Eugene Sagers, et ux., in Volume M70, at page 11168 and Volume M78 at page 3219, Microfilm Records of Klamath County, Oregon.

Tax Account No.:3909-014AB-00501-000
Tax Account No.:3909-014AB-00600-000

Key No.: 33350
Key No.: 570162

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 \$165,000.00.

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 4th day of November, 2003

Louise S. Langston
LOUISE S. LANGSTON

State of Oregon
County of KLAMATH



This instrument was acknowledged before me on Nov. 4, 2003 by LOUISE S. LANGSTON.

Kristi L. Redd
(Notary Public for Oregon)

21.00