

MT62363 KR



Vol M03 Page 82139

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:  
FRANCES SAGAPOLU

28890 Sally Ranch Road  
Hayward, CA 94542

State of Oregon, County of Klamath  
Recorded 11/04/03 3:31 p m  
Vol M03 Pg 82139-46  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

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

FRANCES SAGAPOLU

Escrow No. MT62363-KR

### WARRANTY DEED

B.L.F., INC., a Washington corporation, Grantor(s) hereby grant, bargain, sell, warrant and convey to FRANCES SAGAPOLU and RAYMOND SAGAPOLU, 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 \$225,000.00.

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.

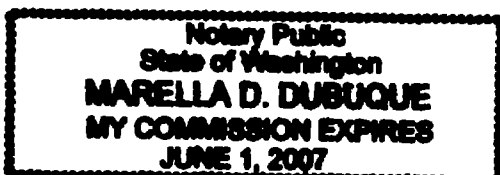
(X) Dated this 28 day of OCT 2003.

B.L.F., INC., a Washington corporation

(X) BY: Bob Fladgate  
BOB FLADGATE, AUTHORIZED SIGNER

State of Washington  
County of SKAGIT

On this 28th day of Oct 2003, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared BOB FLADGATE FOR B.L.F., INC., a Washington corporation, the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he is/she is/they are authorized to execute the said instrument and that seal affixed is the corporate seal of said corporation. Witness my hand and official seal hereto affixed the day and year first above written.



Marella D. Dubuque  
Notary Public in and for the State of  
Washington residing at La Conner  
My appointment expires 6-1-07

26.10

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**82140**

**PARCEL 1:**

A tract of land being a portion of Lot 15, Block 1, Tract No. 1031, SHADOW HILLS - 1, situated in the NW1/4 SW1/4, Section 35, and the NE1/4 SE1/4, Section 34, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the Southerly line of said Lot 15, from which the Southeasterly corner of said Lot 15, bears South 66 degrees 04' 00" East 78.00 feet; thence North 23 degrees 56' 00" East 104.83 feet to the Southerly line of Marian Court; thence on the arc of a curve to the left (radius point bears South 21 degrees 34' 10" West 200.00 feet and central angle equals 31 degrees 46' 59") 119.20 feet to the Northwesterly corner of said Lot 15; thence South 00 degrees 02' 42" West 77.13 feet to the Southwesterly corner of said Lot 15; thence South 66 degrees 04' 00" East 72.78 feet to the point of beginning.

**PARCEL 2:**

A tract of land being a portion of Lot 15, Block 1, Tract No. 1031, SHADOW HILLS - 1, situated in the NW1/4 SW1/4, Section 35, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Southeasterly corner of said Lot 15; thence North 66 degrees 04' 00" West along the Southerly lot line 78.00 feet; thence North 23 degrees 56' 00" East 104.83 feet to the Southerly line of Marian Court; thence on the arc of a curve to the right (radius point bears South 21 degrees 34' 10" West 200.00 feet, central angle equals 02 degrees 21' 51") 8.25 feet; thence South 66 degrees 04' 00" East 49.75 feet; thence on a curve to the right (radius equals 20.00 feet and central angle equals 90 degrees 00' 00") 31.42 feet to the Westerly line of Summers Lane; thence South 23 degrees 56' 00" West 85.00 feet to the point of beginning.

Account No.: 3809-035CB-01400-000  
Account No.: 3809-035CB-01401-000

Key No.: 447564  
Key No.: 871930