

NJC-62913M

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After recording return to:

ARTHUR E. OCHOA46060 GERBER ROADBONANZA, OR 97623

THIS SPACE RESERVED FOR RECORDER'S USE

State of Oregon, County of Klamath

Recorded 11/10/03 3:21 p mVol M03 Pg 83480-81

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:

ARTHUR E. OCHOA46060 GERBER ROADBONANZA, OR 97623Escrow No. MT62913-TA**WARRANTY DEED**

DEBORAH M. OCHOA, WHO ACQUIRED TITLE AS DEBORAH M. KNESS, Grantor(s) hereby grant, bargain, sell, warrant and convey to ARTHUR E. OCHOA and DEBORAH M. OCHOA, 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 \$0.00.

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 Nov. 2003.

DEBORAH M. OCHOA

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Nov. 4, 2003 by DEBORAH M. OCHOA.

(Notary Public for Oregon)

My commission expires 6-19-04

2610 am

EXHIBIT "A"
LEGAL DESCRIPTION

83481

A parcel of land situate in Government Lot 4 of Section 31, Township 39 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southeast corner of Government Lot 4 in Section 31; thence West along the South line of said Government Lot 4, 400 feet; thence North to the Southerly right of way line of Gerber Road; thence Northerly along said Southerly right of way line to the East line of said Government Lot 4; thence South along said East line to the point of beginning.

Tax Account No.: 3913-03100-01500-000

Key No.: 774120