

03 NOV 10 PM 3:51

MT-62939KR



Vol M03 Page 83589

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
THE PATRICIA J. JENSEN FAMILY TRUST
DATED 2/13/1992, TRUST A

State of Oregon, County of Klamath
Recorded 11/10/03 3:51 p m
Vol M03 Pg 83589-91
Linda Smith, County Clerk
Fee \$ 3.00 # of Pgs 3

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

THE PATRICIA J. JENSEN FAMILY TRUST
DATED 2/13/1992, TRUST A

Escrow No. MT62939-KR

Return to: hwt

WARRANTY DEED

CALVIN K. CALDWELL and DEBBIE L. CALDWELL, (WHO ACQUIRED TITLE AS DEBORAH L. CALDWELL) Grantor(s) hereby grant, bargain, sell, warrant and convey to PATRICIA J. JENSEN, TRUSTEE OF THE PATRICIA J. JENSEN FAMILY TRUST DATED 2/13/1992, TRUST A, 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:

EXHIBIT "A" LEGAL DESCRIPTION

PARCEL 1

A parcel of land situated in Section 33, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Government Lots 18, 23, 26, 31 and that portion of Government Lots 17 and 24 lying Westerly of Southern Pacific Railroad.

The North 60 feet of Government Lot 17 lying Westerly of the right of way of the Dalles California Highway and Easterly of the Southern Pacific Railroad right of way situated in Section 33, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

TOGETHER WITH a perpetual non-exclusive roadway easement twenty feet in width for ingress and egress over and upon a parcel of land situated in Government Lot 17 of Section 33, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, said easement lying ten feet on either side of the following described center line:

Beginning at a point on the Westerly right of way line of U. S. Highway No. 97 from which the East one-quarter corner of said Section 33 bears North 86 degrees 30' 50" East, 293.77 feet; thence leaving said right of way line South 87 degrees 19' 13" West, 64.84 feet; thence South 59 degrees 57' 03" West, 153.94 feet; thence South 77 degrees 35' 53" West, 38.89 feet to the Easterly right of way line of the Southern Pacific Railroad and the terminus of this easement.

PARCEL 2:

Lots 27 and 30 and E1/2 of Lot 28 and E1/2 of Lot 29, Section 33, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

EXCLUDING from East 1/2 of Lot 29 a portion of land described as follows:

A portion or tract of land situated in Section 33, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of the E1/2 of Lot 29; thence North 208 feet; thence East 208 feet; thence South 208 feet; thence West 208 feet to the point of beginning.

31.00

TOGETHER WITH A 15 foot non-exclusive easement for ingress and egress over, under and across the Southerly 15 feet of the S1/2 SW1/4 of Section 33, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, in Volume M94, page 31482.

ALSO TOGETHER WITH A 15 foot non-exclusive easement for ingress and egress over, under and across the Northerly 15 feet of a portion of Section 4, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, in Volume M94, page 31485.

Account No.:	3507-033DO-00200-000	Key No.:	250864
Account No.:	3507-033DO-00300-000	Key No.:	250917
Account No.:	3507-033DO-00700-000	Key No.:	250855
Account No.:	3507-033DO-00800-000	Key No.:	250837
Account No.:	3507-033DO-00900-000	Key No.:	250953
Account No.:	3507-03300-01400-000	Key No.:	250962

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:

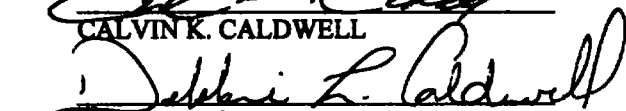
and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration for this conveyance is \$255,000.00.

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 6th day of November, 2003


CALVIN K. CALDWELL

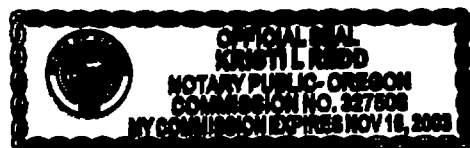

DEBBIE L. CALDWELL
aka Deborah

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Nov. 6 2003 by CALVIN K. CALDWELL and ~~DEBBIE L.~~
~~CALDWELL~~ 


(Notary Public for Oregon)

My commission expires 11/16/2003



83591

State of Oregon

County of KLAMATH

NOVEMBER 7, 2003

Personally appeared the above named DEBBIE L. CALDWELL,
and acknowledged the foregoing instrument to be HER voluntary act and
deed.

WITNESS My hand and official seal:

(seal)

Kristi L. Redd
Notary Public for Oregon
My Commission expires: 11/16/2003

