



NJC-62949 TM

Vol M03 Page 84237

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

JAMES D. SHULTS

34225 Sprague River Rd.
Sprague River, OH 97639

State of Oregon, County of Klamath

Recorded 11/13/03 3:30 P. mVol M03 Pg 84237-38

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:

JAMES D. SHULTS

34225 Sprague River Rd.
Sprague River, OH 97639

Escrow No. MT62949-TM

WARRANTY DEED

TROY R. CUNDIFF and OUIDA M. CUNDIFF, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to JAMES D. SHULTS and MARGUERITE MC COY, 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 \$136,000.00.

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 5 day of November 2003

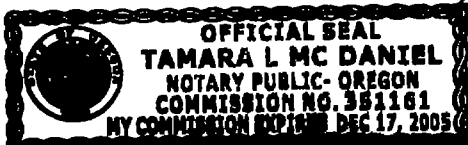
Troy R. Cundiff
 TROY R. CUNDIFF

Ouida M. Cundiff
 OUIDA M. CUNDIFF

State of Oregon
 County of KLAMATH

This instrument was acknowledged before me on NOV 5 2003 by TROY R. CUNDIFF and OUIDA M. CUNDIFF.

Tamara L. McDaniel
 (Notary Public for Oregon)



My commission expires 12/17/05

2600

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

The W1/2 of Government Lots 2, 7 and 10 of Section 14, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM a parcel of land beginning at a point 1510 feet South and 2640 feet East of the Northwest corner of Section 14, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon; thence 50 feet South; thence 60 feet East; thence 50 feet North; thence 60 feet West to the point of beginning.

ALSO EXCEPTING THEREFROM a parcel of land beginning at a point 1510 feet South and 2700 feet East of the Northwest corner of Section 14, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon; thence South 50 feet; thence East 60 feet; thence North 50 feet; thence West 60 feet to the place of beginning.

ALSO EXCEPTING THEREFROM a parcel of land beginning at a point 1510 feet South and 2780 feet East of the Northwest corner of Section 14, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon; thence 50 feet South; thence 120 feet East; thence 50 feet North; thence 120 feet West to the point of beginning.

ALSO EXCEPTING THEREFROM that portion conveyed to Klamath County for Sprague River Highway by Deed recorded April 23, 1929 in Volume 85, page 618, Deed Records of Klamath County, Oregon.

Tax Account No.: 3610-014AC-00200-000
Tax Account No.: 3610-01400-00200-000

Key No.: 331108
Key No.: 330868

PARCEL 2:

That portion of Government Lot 10 in Section 14, Township 36 South, Range 10 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point 1510 feet South and 2640 feet East of the Northwest corner of said Section 14; thence South 50 feet; thence East 60 feet; thence North 50 feet; thence West 60 feet to the point of beginning.

Tax Account No.: 3610-014AC-00300-000

Key No.: 331153