

WTC - 62835 PS



Vol M03 Page 84730

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

LLOYD L. WILSON

10852 HIGHWAY 66

KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath

Recorded 11/17/03 11:03 a m

Vol M03 Pg 84730-31

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:

LLOYD L. WILSON

10852 HIGHWAY 66

KLAMATH FALLS, OR 97601

Escrow No.

MT62835-PS

WARRANTY DEED

ELIZABETH N. PRATT, Grantor(s) hereby grant, bargain, sell, warrant and convey to **LLOYD L. WILSON** and **SANDRA J. WILSON**, husband and wife, 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:

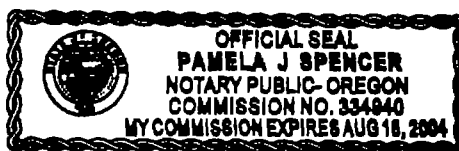
and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration for this conveyance is \$125,000.00.

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 12th day of November, 2003.

Elizabeth N. Pratt
ELIZABETH N. PRATT



State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Nov. 12, 2003 by ELIZABETH N. PRATT.

Pamela J. Spencer
(Notary Public)

My commission expires 8/18/2004

2610 am

EXHIBIT "A"
LEGAL DESCRIPTION

84731

PARCEL 1:

A tract of land situated in the SE1/4 of Section 28, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the South line of the SE1/4 of said Section 28 located Easterly 1055.04 feet from the South one-fourth corner of said Section 28; thence Easterly along the South line of the SE1/4 of said Section 28, 419.52 feet to an iron pin; thence North 22° 53' West 240.96 feet to a pipe; thence North 87° 12' West 189.5 feet to a pipe; thence Westerly along the centerline of an existing irrigation ditch to its intersection with the Westerly line of the tract of land described in Deed Volume 158, page 16, Deed Records of Klamath County, Oregon; thence South 27° 32' East along said Westerly line to the point of beginning.

PARCEL 2

A portion of the SE1/4 of Section 28, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at point from which the one quarter section corner common to Sections 28 and 33, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, bears West 1474.56 feet; thence North 22° 53' West 538.96 feet to the true point of beginning of this description, said point being the most Northeasterly corner of the aforesaid tract of real property described in Volume 158, page 16, Deed Records of Klamath County, Oregon, said corner being located on the Southerly right of way boundary of the Ashland-Klamath Falls Highway; thence South 67° 07' West along said right of way boundary, a distance of 170.8 feet; thence South 22° 53' East parallel with the Easterly boundary of aforesaid tract of real property, a distance of 215.9 feet to a point on the Northerly bank of an existing irrigation ditch; thence South 87° 12' East along said ditch bank, a distance of 189.5 feet to the Easterly boundary of aforesaid tract of real property; thence North 22° 53' West along said boundary a distance of 298.0 feet, more or less, to the true point of beginning.

Tax Account No.: 3908-028D0-01000-000
Tax Account No.: 3908-028D0-01100-000

Key No.: 498553
Key No.: 498562