



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

BRIAN K. DINGMAN

936 F AVENUE

CORONADO, CA 92118

State of Oregon, County of Klamath

Recorded 11/17/03 11:03 a m

Vol M03 Pg 84740-41

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:

BRIAN K. DINGMAN

936 F AVENUE

CORONADO, CA 92118

Escrow No. MT63291-LW

## WARRANTY DEED

DANIEL W. FRANTZ and DONNA R. FRANTZ, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to BRIAN K. DINGMAN and RHONDA G. DINGMAN, 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

196683

3407-03000-01600-000

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 \$50,000.00.

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 10 day of November, 2003.

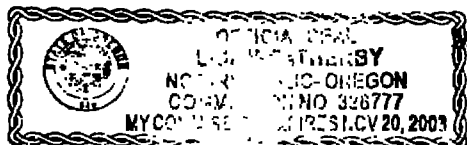
Daniel W. Frantz  
DANIEL W. FRANTZ

Donna R. Frantz  
DONNA R. FRANTZ

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on November 10, 2003 by DANIEL W. FRANTZ and DONNA R. FRANTZ.

Jim Weatherly  
(Notary Public for Oregon)



My commission expires 11/20/2003

76.00 am

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

That portion of the S1/2 S1/2 N1/2 S1/2 SE1/4, and N1/2 S1/2 S1/2 SE1/4, of Section 30, Township 34 South, Range 7 East of the Willamette Meridian, lying Easterly of Highway 62, Klamath County, Oregon.

EXCEPTING THEREFROM that portion thereof conveyed to Mark M. Andrews by Deed recorded December 10, 2002 in Volume M02, page 71751, Microfilm Records of Klamath County, Oregon, being more particularly described as follows:

That certain real property lying in the SE1/4 of Section 30, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point from which the Southeast corner of Section 30, Township 34 South, Range 7 East, bears South 00° 02' 56" East a distance of 324.84 feet; thence from said point of beginning North 89° 34' 07" West 636.99 feet; thence North 00° 02' 56" West 489.11 feet; thence South 89° 24' 05" East 637.00 feet; thence South 00° 05' 56" East 487.25 feet to the point of beginning.

AND EXCEPTING THEREFROM that portion thereof conveyed to Rita A. Sheppard and Jon M. Sheppard, as Tenants by the Entirety, by deed recorded October 2, 2003 in Volume M03, page 73806, Microfilm Records of Klamath County, Oregon, being more particularly described as follows:

A parcel of land situated in the S1/2 SE1/4, Section 30, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a ½ inch iron rod on the Easterly right-of-way line of Oregon State Highway 62 from which the one-quarter corner common to Sections 30 and 31 bears South 12° 02' 07" West 641.54 feet; thence South 89° 24' 05" East 934.42 feet leaving said Easterly line to a one-half inch iron rod; thence South 00° 02' 56" East 491.70 feet to a ½ inch iron rod; thence North 89° 34' 07" West 832.86 feet to a ½ inch iron rod on said Easterly line; thence North 11° 38' 01" West 505.58 feet along said Easterly line to the point of beginning.

Tax Account No.: 3407-03000-01600-000

Key No.: 196683