

03 NOV 25 AM 11:28



WTC-63038 UN

Vol M03 Page 86700

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
PHILLIP A. PARRISH

311 Grant Ave. Dr.
Seaside, CA 94084

State of Oregon, County of Klamath
Recorded 11/25/03 11:28 a m
Vol M03 Pg 86700-01
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:

PHILLIP A. PARRISH
Same as above

Escrow No. MT63038-LW

WARRANTY DEED

DANIEL L. WARNER and LINDA M. WARNER, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to PHILLIP A. PARRISH and DEBORAH DAVIDSON-PARRISH, 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

371699

3809-029DD-08700-000

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 \$38,000.00.

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 24th day of November, 2003

Daniel L. Warner
DANIEL L. WARNER

Linda M. Warner
LINDA M. WARNER

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on November 24, 2003 by DANIEL L. WARNER and LINDA M. WARNER.

Lisa Weatherby
(Notary Public for Oregon)

My commission expires 11/20/2007



26.00

EXHIBIT "A"
LEGAL DESCRIPTION

86701

A portion of the Westerly end of Lot A of the resubdivision plat of Lots 1, 2, 7 and 8, Block 45, NICHOLS ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, described as follows:

Beginning on the Southerly line of Washington Street (formerly Canal Street) at the most Westerly corner of said Lot A; thence Southeasterly along the Westerly line of said Lot A 45 feet, more or less, to the most Southerly corner of said Lot A; thence Northeasterly along the line between Lots A and B of said Block, 38 feet; thence Northwesterly to a point on the South line of Washington Street, 40 feet Northeasterly from the point of beginning; thence Southwesterly along said Southerly line of Washington Street, 40 feet to the place of beginning.

And a strip of land off the Northeast corner of Lot 6, Block 45 in NICHOLS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, described as follows:

Beginning on the Southerly line of Washington Street (formerly Canal Street) at the intersection with the Southerly line of said street and the Easterly line of said Lot 6; thence Southerly along the said Easterly line of Lot 6, 90 feet; thence Westerly at right angles 11 feet; thence Northerly and parallel with the Easterly line of said Lot 6 to Washington Street; thence Easterly along Washington Street to the point of beginning.

Tax Account No.: 3809-029DD-08700-000

Key No.: 371699