

NJC-63469 TA



Vol M03 Page 88960

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:  
VICTOR G. STRICKLAND  
87431 MCTIMMONS LANE  
BANDON, OR 97411

State of Oregon, County of Klamath  
 Recorded 12/04/03 3:06 p.m.  
 Vol M03 Pg 88960-61  
 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:

VICTOR G. STRICKLAND  
87431 MCTIMMONS LANE  
BANDON, OR 97411

Escrow No. MT63469-TA

### WARRANTY DEED

PAUL R. EKBERG, Grantor(s) hereby grant, bargain, sell, warrant and convey to VICTOR G. STRICKLAND and JANET I. STRICKLAND, 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 \$4,600.00.

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 3 day of DEC., 2003

Paul R. Ekberg  
 PAUL R. EKBERG

STATE OF CALIFORNIA

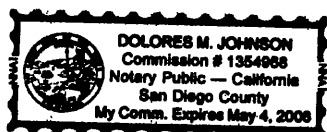
COUNTY OF ~~KLAMATH~~ San Diego } ss.

On DECEMBER 13, 2003 before me, DOLORES M. JOHNSON, Notary personally appeared PAUL R. EKBERG personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that HE executed the same in his authorized capacity(ies), and that by his signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature

Dolores M. Johnson



26.00 am

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

Lot 14, Block 1, LONE PINE OF THE SPRAGUE, according to the official plat thereof on file in the Office of the County Clerk of Klamath County, Oregon, TOGETHER WITH an undivided 1/80 interest in and to the following, to-wit:

A tract of land situated in the SW  $\frac{1}{4}$  SE  $\frac{1}{4}$  of Section 11 and the NE  $\frac{1}{4}$  of Section 14, all in Township 35 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at an iron pin on the West line of the SW  $\frac{1}{4}$  SE  $\frac{1}{4}$  of said Section 11, said point being North  $0^{\circ} 07' 13''$  West, a distance of 71.79 feet from the South one-fourth corner of said Section 11, thence South  $62^{\circ} 56' 13''$  East 572.55 feet; thence on the arc of a 130-foot radius curve to the right 24.17 feet; thence South  $52^{\circ} 17' 05''$  East 440.74 feet; thence on the arc of a 130-foot radius curve to the right 33.42 feet; thence South  $37^{\circ} 33' 14''$  East 141.09 feet; thence on the arc of a 130-foot radius curve to the right 71.41 feet; thence South  $06^{\circ} 04' 53''$  East 158.13 feet; thence on the arc of a 70-foot radius curve to the left 78.84 feet; thence South  $71^{\circ} 26' 17''$  East 279.26 feet; thence South  $72^{\circ} 06' 37''$  East 210.79 feet; thence on the arc of a 130-foot radius curve to the right 129.94 feet; thence South  $14^{\circ} 47' 22''$  East 269.56 feet; thence South  $30^{\circ}$  East to the intersection with the thread or centerline of Sprague River; thence Northwesterly along the thread of the Sprague River to its intersection with the West line of the SW  $\frac{1}{4}$  SE  $\frac{1}{4}$  of said Section 11: thence South  $0^{\circ} 07' 113''$  East along said West line to the point of beginning.

Tax Account No.: 3509-014A0-01700-000  
Tax Account No.: 3509-014A0-00500-000

Key No.: 253362  
Key No.: 832763