



NITC-63484 KR

Vol M03 Page 89175

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

LINDA L. LONGP.O. BOX 545CHILOQUIN, OR 97624

Until a change is requested all  
tax statements shall be sent to  
The following address:

LINDA L. LONGP.O. BOX 545CHILOQUIN, OR 97624

State of Oregon, County of Klamath  
Recorded 12/05/03 3:31 p m  
Vol M03 Pg 89175-76  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

Escrow No. MT63484-KR

**WARRANTY DEED**

MARILYN KIM NOVAK MALLOY, TRUSTEE OF THE MARILYN KIM NOVAK MALLOY REVOCABLE TRUST UNDER DECLARATION OF TRUST DATED JANUARY 27, 1987 & ROBERT L. MALLOY, TRUSTEE OF THE ROBERT L. MALLOY REVOCABLE TRUST UNDER DECLARATION OF TRUST DATED JANUARY 24, 1987, each as to an undivided 50% interest, Grantor(s) hereby grant, bargain, sell, warrant and convey to LINDA L. LONG, 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:

**LEGAL DESCRIPTION****PARCEL 1:**

A tract of land situated in Section 21, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the initial point of the Williamson River Estates, a duly recorded subdivision, said initial point situated South 19 degrees 17' 35" East a distance of 1,037.36 feet (South 18 degrees 49' 22" East 1,038.84 feet by said plat) from the North one-fourth corner (N1/4) of said Section 21; thence South 81 degrees 02' 30" West 172.35 feet (172.88 by said plat); thence continuing South 81 degrees 02' 30" West 80.86 feet; thence North 09 degrees 27' 45" West 365.94 feet to a 1/2 inch iron pin which is North 80 degrees 32' 15" East 17.00 feet from point A as shown on accompanying Exhibit "A"; thence North 80 degrees 32' 15" East 253.20 feet to the Westerly right of way line of U.S. Highway 97; thence South 09 degrees 27' 45" East, along said right of way line, 368.17 feet to the point of beginning.

TOGETHER WITH the easement referred to as Pressure line area in Deed Volume M79 page 28497, of the Klamath County Deed Records, said easement being more particularly described as follows:

Beginning at said point A of above description, which bears South 01 degrees 17' 32" East 660.66 feet from said N1/4 corner of said Section 21; thence North 09 degrees 27' 45" West 60.00 feet; thence North 10 degrees 15' 09" West 357.01 feet; thence West 184.41 feet to point B; thence North 22.00 feet; thence East 221.08 feet to the Westerly line of that tract of land described in Deed Volume M80 page 6729 and 6730, of said Klamath County Deed Records; thence South 10 degrees 15' 09" East, along said Westerly line, 372.68 feet; thence South 09 degrees 27' 45" East 60.00 feet to the Northerly line of Deed Volume 336, page 17, of said Klamath County Deed Records, also being the Northerly line of the above described 2.13 acre parcel; thence South 80 degrees 32' 15" West 40.00 feet to Point A, being the point of beginning.

ALSO TOGETHER with the easement for drain field area as referred to in said Deed Volume M79 page 28497, said easement being more particularly described as follows:

Beginning at point B which bears South 44 degrees 10' 38" West 348.58 feet from said N1/4 corner of said Section 21; West 312.00 feet; thence North 250 feet, more or less, to the Northerly line of said Section 21; thence Easterly, along said Northerly line, to a point that bears North of said point B; thence South to the said point B, being the point of beginning.

Tax Account No.: 3507-02100-00600-000

Key No.: 248342

26.00 am

89176

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 \$81,000.00.

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 4th day of December, 2003

THE MARILYN KIM NOVAK MALLOY REVOCABLE TRUST UNDER DECLARATION OF TRUST DATED JANUARY 27, 1987

BY: Marilyn Kim Novak Malloy Trustee  
MARILYN KIM NOVAK MALLOY, TRUSTEE

THE ROBERT L. MALLOY REVOCABLE TRUST UNDER DECLARATION OF TRUST DATED JANUARY 24, 1987

BY: Robert L. Malloy Trustee  
ROBERT L. MALLOY, TRUSTEE

State of Oregon  
County of JACKSON

This instrument was acknowledged before me on Dec. 4 2003 by MARILYN KIM NOVAK, TRUSTEE OF THE MARILYN KIM NOVAK MALLOY REVOCABLE TRUST UNDER DECLARATION OF TRUST DATED JANUARY 27, 1987 and ROBERT L. MALLOY, TRUSTEE OF THE ROBERT L. MALLOY REVOCABLE TRUST UNDER DECLARATION OF TRUST DATED JANUARY 24, 1987.

Cindi Poling  
(Notary Public for Oregon)

My commission expires 12/17/2004

