

04 JAN 15 PM 3:44



WTZ-63341 TA

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After recording return to:

WILLIAM P. EMERSON

20097 AVE 196

STRATHMORE, CA 93267

State of Oregon, County of Klamath

Recorded 01/15/2004 2:44 p m

Vol M04 Pg 2855

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:

WILLIAM P. EMERSON

20097 AVE 196

STRATHMORE, CA 93267

Escrow No. MT63341-TA

WARRANTY DEED

KAY S. OSBORNE, TRUSTEE OF THE OSBORNE FAMILY TRUST OF FEBRUARY 5, 1987, Grantor(s) hereby grant, bargain, sell, warrant and convey to WILLIAM P. EMERSON and XINIA EMERSON, 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:

Lot 3 in Block 8, HIGH COUNTRY RANCH, TRACT 1161, according to the official plat thereof on file in the office of the County Clerk of Klamath County Oregon.

****See attached Exhibit "A" for complete legal description**
Tax Account No.: 3514-01800-00200-000 Key No.: 116822

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 \$16,000.00.

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 29th day of December, 2003

THE OSBORNE FAMILY TRUST OF FEBRUARY 5, 1987

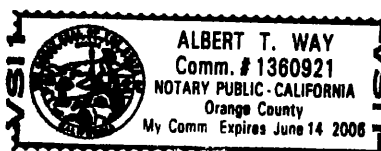
BY: Kay S. Osborne, TR
KAY S. OSBORNE, TRUSTEE

STATE OF CALIFORNIA }
Orange } ss.
COUNTY OF KLAMATH }

On DEC 24th 2003 before me, ALBERT T. WAY personally appeared KAY S. OSBORNE, TRUSTEE OF THE OSBORNE FAMILY TRUST OF FEBRUARY 5, 1987 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 SHE executed the same in her authorized capacity(ies), and that by her 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 Albert T. Way



02/00
-AM

EXHIBIT "A"
LEGAL DESCRIPTION

02856

Lot 3 in Block 8, HIGH COUNTRY RANCH, TRACT 1161, according to the official plat thereof on file in the office of the County Clerk of Klamath County Oregon.

TOGETHER WITH an undivided 1/49th interest in and to Lot 7, Block 11, said HIGH COUNTRY RANCH, TRACT 1161, according to the official plat thereof on file in the office of the County Clerk of Klamath County Oregon.

Tax Account No.: 3514-01800-00200-000

Key No.: 116822