

EA NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



DONALD V. COMBS
223 LYTTON STREET
KLAMATH FALLS, OR 97601

JAMES PATRICK O'SHEA
1025 OLD FORT ROAD
KLAMATH FALLS, OR 97601

After recording, return to (Name, Address, Zip):

JAMES PATRICK O'SHEA
1025 OLD FORT ROAD
KLAMATH FALLS, OR 97601

Until requested otherwise, send all tax statements to (Name, Address, Zip):

SAME

Return to FatCO

CE6385

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SPACE RESERVED
FOR
RECORDER'S USE

State of Oregon, County of Klamath
Recorded 01/27/2004 3:14 P m
Vol M04 Pg 5041-42
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

ixed.

eputy.

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that
DONALD V. COMBS

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by
JAMES PATRICK O'SHEA

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in KLAMATH County, State of Oregon, described as follows, to-wit:

SEE EXHIBIT A

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):

and that grantor will warrant and forever defend the 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 paid for this transfer, stated in terms of dollars, is \$ 125,000.00. However, the actual consideration consists of or includes other property or value given or promised which is ☒ the whole ☐ part of the (indicate which) consideration. (The sentence between the symbols, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument on ; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Donald V. Combs by Carol M. Combs
by Attorney in fact

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on January 27, 2004
by Donald V. Combs by Carol M. Combs

This instrument was acknowledged before me on Attorney in fact

by
as
of

Sarah Wiseman
Notary Public for Oregon
My commission expires 10/16/06



SEE EXHIBIT A

05042

Starting from the center of Old Fort Road, easterly parallel to Vista Gardens tract to N.E. Corner of Vista Gardens then North to the Center of Old Fort Road thence S.W. down center of Old Fort Road to starting point.

ALSO DESCRIBED AS FOLLOWS: All that real property situated in Klamath County, State of Oregon, described as: Beginning at a point in the SW 1/4 NW 1/4 of Section 27 Township 38 South, Range 9 E. W.M. which point is the intersection of the center line of the Old Fort Klamath Road and the North line of Vista Gardens, and which point of beginning is North 670 feet and South 89°42' East, 188 feet, more or less, from the quarter corner common to Sections 27 and 28 of said Township and Range; thence South 89°42' East 466 feet, more or less, to the Northeast corner of Vista Gardens; thence North 0°09' East 633 feet, more or less, to the centerline of Old Fort Road; thence South 32°49' West along the centerline of said road 463.5 feet; thence continuing along said centerline, South 41°55' West 324 feet, more or less, to the point of beginning.