



After recording return to:  
Grant Knoll

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

Grant Knoll

10333 Crystal Dr. Rd

File No.: 7021-323067 (SAC)  
Date: January 21, 2004

State of Oregon, County of Klamath  
Recorded 02/03/2004 11:39 a m  
Vol M04 Pg 6602-4  
Linda Smith, County Clerk  
Fee \$ 3/00 # of Pgs 3

### STATUTORY WARRANTY DEED

**Paul J. Arritola, Trustee of the Paul J. Arritola Trust Dated July 3, 2002 and Drew Ronald Hill, as tenants in common, Grantor, conveys and warrants to Grant Knoll, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:**

**This property is free from liens and encumbrances, EXCEPT: Subject to that certain Trust Deed recorded in Book m02, Page 69325 in favor of Richard S. Fairdo.**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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.

The true consideration for this conveyance is **\$325,000.00**. (Here comply with requirements of ORS 93.030)

06603

APN:

Statutory Warranty Deed  
- continued

File No.: 7021-323067 (SAC)

Date: 01/21/2004

Paul J. Arritola, Trustee of the Paul J. Arritola  
Trust, Dated July 3, 2002

Paul J. Arritola  
Paul J. Arritola, Trustee

Drew Ronald Hill

STATE OF OREGON )  
County of CLATSOP )ss.

This Instrument was acknowledged before me on this 30 day of January, 2004  
by Paul J. Arritola as of Paul J. Arritola, Trustee of the Paul J. Arritola Trust, Dated July 3, 2002, on behalf of the .

Stacy Collins  
Notary Public for  
My commission expires: 8-20-07



APN:

Statutory Warranty Deed  
- continuedFile No.: 7021-323067 (SAC)  
Date: 01/21/2004

All in Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon:

Section 2: S $\frac{1}{2}$  S $\frac{1}{2}$  EXCEPTING the North 60 feet lying West of the U. S. Highway 140 and EXCEPTING that portion lying East of the O. C. & E. Railroad.

Section 11: All EXCEPTING that portion lying Northeast of Highway 140 and East of the O. C. & E. Railroad.

Section 12: SW $\frac{1}{4}$  NW $\frac{1}{4}$ , SE $\frac{1}{4}$  SW $\frac{1}{4}$ , Lot 1, N $\frac{1}{2}$  SW $\frac{1}{4}$ , and that portion of the NW $\frac{1}{4}$  NW $\frac{1}{4}$  lying South of a line 200 feet due North of the centerline of Oregon Highway 66 and running parallel to said highway to a point on the South boundary of said NW $\frac{1}{4}$  NW $\frac{1}{4}$  which is 200 feet due North of said centerline.

SAVING AND EXCEPTING that portion of the NE $\frac{1}{4}$  SW $\frac{1}{4}$  of said Section 12 more particularly described as follows: Beginning at a point 30 feet South of the Northeast corner of said SW $\frac{1}{4}$ ; running thence West along the South edge of the county road 810 feet; thence South 24°00' East 263 feet; thence South 38°00' East 310 feet; thence South 49°00' East 335 feet; thence South 75°00' East 273 feet; thence due North 778 feet to the point of beginning.

ALSO SAVING AND EXCEPTING that portion of the SW $\frac{1}{4}$  SW $\frac{1}{4}$  of said Section 12 more particularly described as follows: Beginning at a point 1120 feet North and 230 feet East of the Southwest corner of said Section 12; running thence East 320 feet to the Westerly line of Highway 140; thence Northerly along the West line of Highway 140; 115 feet; thence West 395 feet; thence South 110 feet to the point of beginning.

ALSO SAVING AND EXCEPTING that portion of the SW $\frac{1}{4}$  NW $\frac{1}{4}$  of said Section 12 lying North of the Klamath Irrigation District "E" Canal.

Section 13: Lot 1, EXCEPT the East 500 feet thereof, and all of Lots 2, 3, 4 and 5. SAVINGS AND EXCEPTING therefrom that portion conveyed to Klamath County for park purposes, as described in deed recorded March 27, 1963 in Volume 344 page 228, Deed records of Klamath County, Oregon.

Section 14: NW $\frac{1}{4}$

SAVING AND EXCEPTING from the above described parcels any portion thereof lying within the right of way of the Klamath Falls-Lakeview Highway and lying within the right of way of the O. C. & E. Railway.

ALSO SAVING AND EXCEPTING portion conveyed to Klamath County for road purposes, as described in Deed recorded March 4, 1955 in Volume 272 page 555, Deed records of Klamath County, Oregon.

ALSO SAVING AND EXCEPTING portion conveyed to United States of America as described in Volume 38 page 308, Deed records of Klamath County, Oregon.