

04 JUN 30 PM 3:29

Vol M04 Page 43060

State of Oregon, County of Klamath  
Recorded 06/30/2004 3:29 p m  
Vol M04 Pg 43060-61  
Linda Smith, County Clerk  
Fee \$ 26<sup>00</sup> # of Pgs 2

After Recording Return to:

DAVID HAROLD PANOSSIAN and TERESA ROLEEN PANOSSIAN

721 Arrowhead Road  
Klamath Falls, OR 97601

Until a change is requested all tax statements

Shall be sent to the following address:

DAVID HAROLD PANOSSIAN and TERESA ROLEEN PANOSSIAN

Same As Above

Aspen 58918AF  
**WARRANTY DEED**  
(INDIVIDUAL)

RALPH A. BREITENSTEIN and DONELLE R. BREITENSTEIN, herein called grantor, convey(s) to DAVID HAROLD PANOSSIAN and TERESA ROLEEN PANOSSIAN, HUSBAND AND WIFE all that real property situated in the County of KLAMATH, State of Oregon, described as:

Legal Description attached hereto and made a part hereof as Exhibit "A"

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$130,000.00.**  
(here comply with the requirements of ORS 93.930)

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 June 30, 04

  
RALPH A. BREITENSTEIN

  
DONELLE R. BREITENSTEIN

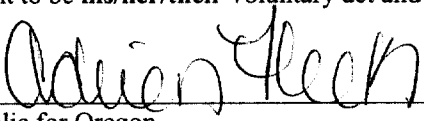
STATE OF OREGON, County of Klamath) ss.

On June 30, 04 personally appeared the above named RALPH A. BREITENSTEIN and DONELLE R. BREITENSTEIN and acknowledged the foregoing instrument to be his/her/their voluntary act and deed.

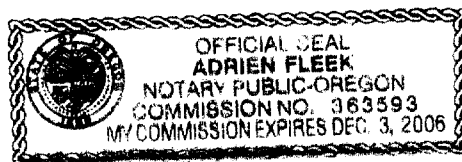
This document is filed at the request of:



525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00058918

Before me:   
Notary Public for Oregon  
My commission expires: 12-3-06

Official Seal



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**Exhibit "A"**

**A parcel of land situated in the SE 1/4 NW 1/4 of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:**

**Beginning at a point on the Easterly boundary of the O.T.I. Access Road (aka Campus Drive) from which the monument marking the Northwesterly corner of that certain parcel of land described in Volume M-69 at Page 5894, Deed Records of Klamath County, Oregon, bears North 2° 38' 30" East a distance of 84.40 feet; thence North 78° 37' 20" East a distance of 24.45 feet to a point on the centerline of a building party wall, as extended; thence North 78° 37' 20" East, along the center of said party wall, a distance of 42.0 feet to a point; thence continuing North 78° 37' 20" East a distance of 5.0 feet to a point; thence South 11° 22' 40" East a distance of 50.75 feet to a point; thence North 87° 49' 20" West a distance of 81.60 feet to a point on the Easterly boundary of said O.T.I. Access Road (Campus Drive); thence North 2° 38' 30" East along said Easterly boundary a distance of 32.60 feet to the point of beginning.**

**ALSO an undivided 1/4 interest in a parking area described as follows:**

**A parcel of land situated in the SE 1/4 NW 1/4 of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:**

**Beginning at an existing 1/2 inch iron pin marking the Northeast corner of that parcel of land described in Volume M-69 at Page 5894, Microfilm Records of Klamath County, Oregon; from which the center quarter corner of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, bears South 0° 51' West 839 feet, more or less, distant; thence North 87° 49' West 59.2 feet to a point; thence South 2° 38' 30" West 117 feet to a point; thence North 87° 49' West 138 feet to a point on the Easterly boundary of the O.T.I. Access Road; thence South 2° 38' 30" West along the Easterly boundary of the O.T.I. Access Road 53 feet to a 5/8 inch aluminum capped iron pin; thence South 87° 49' 20" East 202.6 feet to a 5/8 inch aluminum capped iron pin; thence North 0° 51' East 170 feet to a point of beginning.**