

04 SEP 30 AM 10:09

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After Recording Return to:
LYNN ROSENTHAL
700 East Lowell Street
Klamath Falls, OR. 97601

State of Oregon, County of Klamath
Recorded 09/30/04 10:09 a m
Vol M04 Pg 65683-84
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

Until a change is requested all tax statements
Shall be sent to the person and address shown above.

ATC: 60072 MA
WARRANTY DEED
(INDIVIDUAL)

LESLIE J. ADAMS, herein called Grantor, convey(s) to LYNN ROSENTHAL, herein called Grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lots 1 & 2 and 4 & 5, Block 32, FOURTH ADDITION TO NIMROD RIVER PARK, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

SEE EXHIBIT "A" WHICH CREATES AN EASEMENT BEING RESERVED TO THE GRANTOR HEREIN

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 **\$20,000.00.**
(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. *AN*

Dated **September 29, 2004.**

Leslie J. Adams

LESLIE J. ADAMS

STATE OF OREGON, County of **Klamath**) ss.

On September 30, 2004, personally appeared Leslie J. Adams, who acknowledged the foregoing as his voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00060072

Before me: *Marlene T. Addington*
Notary Public for Oregon
My commission expires: **March 22, 2005**
Official Seal

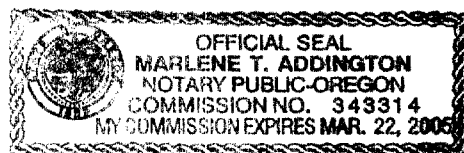


EXHIBIT "A" TO WARRANTY DEED DATED SEPTEMBER 29, 2004

Grantor herein reserves to himself, his heirs, successors and assigns for the benefit of Lot 3, Block 32, Fourth Addition to Nimrod River Park, an easement for septic tank and drainfield, and ingress and egress to maintain said easement over, under and across a portion of Lot 4 Block 32 of Fourth Addition to Nimrod River Park. Said easement area more particularly described as follows:

Beginning at the Southeasterly corner of said Lot 4; thence N 48 degrees 34' 34"W, along the northeasterly line of said Lot 4, 179.97, feet to a point marking the most westerly corner of Lot 3 of said Block 32; thence leaving said Northeasterly line, S41 degrees 25' 26"W 200.00 feet to a point on the southwesterly line of said Lot 4; thence along the boundary of said Lot 4 S48 degrees 34'34"E 164.54 feet, N46 degrees 48' 05"E 176.24 feet and N 38 degrees 53' 00"E 24.56 feet to the point of beginning, with bearings based on the plat of said Fourth Addition to Nimrod River Park.

