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MTT-07507

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WARRANTY DEED

State of Oregon, County of Klamath  
Recorded 02/10/05 3:10 P m  
Vol M05 Pg 09490-91  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

KNOW ALL MEN BY THESE PRESENTS, That FRANK M. PEDERSEN and BARRIE G. PEDERSEN, husband and wife, hereinafter called Grantors, for the consideration hereinafter stated, to grantors paid by G. DAVID CAGLEY and JEAN CAGLEY, husband and wife as to an undivided one-half interest, and DEEPAK CHOPRA and KATHLEEN E. CHOPRA, husband and wife as to an undivided one-half interest, hereinafter called the Grantees, do hereby grant, bargain, sell and convey unto Grantees' heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

PARCEL 1:

That part of the S $\frac{1}{2}$ N $\frac{1}{2}$ S $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, lying Easterly of the U. S. R. S. Drain Ditch, EXCEPTING that portion lying within the limits of Summers Lane.

PARCEL 2:

A parcel of land situate in the N $\frac{1}{2}$ N $\frac{1}{2}$ S $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point which lies North 1°14' West a distance of 495.8 feet and South 89°26' West a distance of 730 feet from the iron pin which marks the Southeast corner of Section 3, Township 39 South, Range 9 East of the Willamette Meridian; thence continuing South 89°26' West 100 feet to a point; thence North 1°14' West 144.5 feet to a point; thence North 89°26' East 100 feet to a point; thence South 1°14' East 144.5 feet to the point of beginning.

SUBJECT TO: Regulations, including levies, liens and assessments of the City of Klamath Falls; Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District; Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District; Easements and rights of way of record and those apparent on the land, if any; Requirements and provisions of ORS Chapter 481, pertaining to the registration and transfer of ownership of a mobile home, and any interests or liens disclosed thereby.

To Have and to Hold the same unto the said Grantees and Grantees' heirs, successors and assigns forever.

And said grantors hereby covenant to and with said grantees and grantees' heirs, successors and assigns, that grantors are lawfully seized in fee simple of the above granted premises, free from all encumbrances except those set forth above and that grantors 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 paid for this transfer, stated in terms of dollars, is \$350,000.00.

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

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE

WILLIAM L. SISEMORE  
Attorney at Law  
540 Main Street  
KLAMATH FALLS, ORE.  
97601

503/882-7229  
O.S.B. #70133

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.

In Witness Whereof, the Grantors have executed this instrument this 1st day of March, 1993

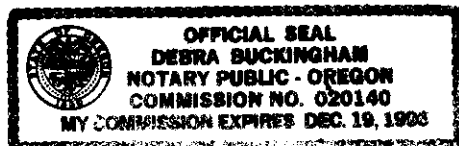
Frank M. Pedersen  
Frank M. Pedersen

Barrie G. Pedersen  
Barrie G. Pedersen

STATE OF OREGON )  
 ) SS  
County of Klamath )

March 1st, 1993.

Personally appeared the above-named Frank M. Pedersen and Barrie G. Pedersen and acknowledged the foregoing instrument to be their act and deed. Before me:



Debra Buckingham  
Notary Public for Oregon  
My Commission Expires: 12-19-96

After recording, return to:  
G. David Cagley  
5890 Garces Ave.  
San Jose, California 95123  
Until a change is requested,  
mail tax stmts to:

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