

## KLAMATH COUNTY TITLE COMPANY

 K-47507  
 STATUTORY WARRANTY DEED  
 (Individual or Corporation)

Peggy P. Carlson, Johnnie R. Toomey, Thomas R. Toomey, Michael P. Toomey,  
 Tony G. Toomey, Betty Wagner, Linda Sue Bisbee, Grantor,  
 conveys and warrants to Douglas E. Stumbaugh and Billie Jean Stumbaugh, Husband and Wife, Grantee,  
 the following described real property in the County of Klamath and State of Oregon.

See Exhibit "A" attached hereto and by this reference made a part hereof

This property is free of liens and encumbrances, EXCEPT:

Subject to: Reservations and restrictions of record, rights of way and  
 easements of record and those apparent upon the land, contracts and/or  
 liens for irrigation and/or drainage.

The true consideration for this conveyance is \$ 25,000.00 (Here comply with the requirements of ORS 93.030\*).

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 this 16<sup>th</sup> day of February 19 95. If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

  
 PEGGY P. CARLSON

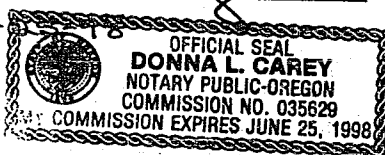
See Exhibit "B" attached for additional signatures

STATE OF OREGON, County of Klamath )ss.  
 The foregoing instrument was acknowledged before me  
 this 16<sup>th</sup> day of February 19 95  
 by Peggy P. Carlson

CORPORATE ACKNOWLEDGEMENT  
 STATE OF OREGON, County of \_\_\_\_\_ )ss.  
 The foregoing instrument was acknowledged before me  
 this \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_  
 by \_\_\_\_\_ and  
 by \_\_\_\_\_  
 of \_\_\_\_\_  
 a corporation, on behalf of the corporation.

Notary Public for Oregon  
 My commission expires: 6-25-98

After recording return to:



Notary Public for Oregon  
 My commission expires:

THIS SPACE RESERVED FOR RECORDER'S USE

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:  
 Douglas E. & Billie Jean Stumbaugh  
 P.O. Box 209  
 Crescent, OR 97733

## PARCEL 1:

Lots 1, 2 and 3, Block 1, TOWN OF CRESCENT, OREGON, and also portions of vacated streets and alley adjacent thereto; all in vacated TOWN OF CRESCENT, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, lying in the NW $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 30, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

## PARCEL 2:

A parcel of land located in the vacated portion of the Townsite of Crescent, in the Northwest one-quarter of the Northeast one-quarter of Section 30, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the intersection of the Northwesterly projection of the Northeasterly boundary of Lot 4, Block 2 and the centerline of the vacated First Street of the original Townsite of Crescent, with said point being located North 50°11' West 170.94 feet from the Northeast corner of said Lot 4; thence along the Northwesterly projection of, and the Northeasterly boundary of said Lot 4, South 50°11' East 30.82 feet to the intersection with the Northerly projection of an existing fence line; thence along said fence line South 21°53' West 132.52 feet to a fence corner; thence South 51°07'46" East 37.0 feet; thence South 10°49'50" West 62.34 feet to the centerline of the vacated Grambs Street; thence along the centerline of said vacated Grambs Street, North 50°11' West 138.82 feet to the intersection of the centerlines of said vacated Grambs Street and the vacated First Street; thence along the centerline of said vacated First Street, North 39°49' East 180.0 feet to the point of beginning.

## PARCEL 3:

A tract of land lying in Klamath County, Oregon, on the East side of the Dalles California Highway (US 97) in the NW $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 30, Township 24 South, Range 9 E.W.M., and more particularly described as follows:

Beginning at a point 636.4 feet South 0°22' West from the East 1/16 corner of Section 19 and Section 30, Township 24 South, Range 9 E.W.M. and on the East 1/16 line of Section 30, thence S. 0°22' W. 129.28 feet along the same line to an iron pin, thence N 50°54' W. 508.17 feet to an iron pin on the Easterly right of way line of the Dalles-California Highway (US 97), thence N. 15°34' E. 110 feet along said right of way to an iron pin, thence S. 50°54' E. 471.2 feet to an iron pin which the point of beginning.

SAVING AND EXCEPTING, Beginning at a one-half inch iron rod at the Southeasterly corner of that parcel conveyed to John Toomey and Doris Toomey, as recorded in Volume M68 page 4704, Klamath County Deed records; thence along the Southerly line of said parcel, North 51°45'20" West 170.49 feet; thence North 10°49'50" East 95.52 feet to the intersection with the centerline of the vacated Grambs Street; thence along said centerline, South 50°11' East 151.08 feet to the East boundary of the Townsite of Crescent; thence along said East boundary, South 0°03'10" West 102.61 feet to the point of beginning.

X Johnnie R. Toomey By Peggy P. Carlson, His Attorney  
JOHNNIE R. TOOMEY BY PEGGY P. CARLSON, HIS  
ATTORNEY IN FACT in fact

X Thomas R. Toomey By Peggy P. Carlson, His Attorney  
THOMAS R. TOOMEY BY PEGGY P. CARLSON, HIS  
ATTORNEY IN FACT in fact

X Michael P. Toomey By Peggy P. Carlson, His Attorney  
MICHAEL P. TOOMEY BY PEGGY P. CARLSON, HIS  
ATTORNEY IN FACT in fact

X Tony G. Toomey By Peggy P. Carlson, His Attorney  
TONY G. TOOMEY BY PEGGY P. CARLSON, HIS  
ATTORNEY IN FACT in fact

X Betty Wagner By Peggy P. Carlson, Her Attorney  
BETTY WAGNER BY PEGGY P. CARLSON, HER  
ATTORNEY IN FACT in fact

X Linda Sue Bisbee By Peggy P. Carlson, Her Attorney  
LINDA SUE BISBEE BY PEGGY P. CARLSON, HER  
ATTORNEY IN FACT in fact

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ Klamath County Title \_\_\_\_\_ the \_\_\_\_\_ 23rd \_\_\_\_\_ day  
of \_\_\_\_\_ March \_\_\_\_\_ A.D., 19 95 at 3:57 o'clock P \_\_\_\_\_ M., and duly recorded in Vol. M95  
of \_\_\_\_\_ Deeds \_\_\_\_\_ on Page 6880.

FEE \$40.00

Bernetha G. Letsch, County Clerk  
By Lynette Hildag