

K-48047

STATUTORY WARRANTY DEED
 (Individual or Corporation)

RAYMOND D. RICKARDS AND GAIL H. RICKARDS

conveys and warrants to MARK ALAN STobaugh AND ELIZABETH A. STobaugh, HUSBAND AND WIFE, Grantor.the following described real property in the County of KLAMATH and State of Oregon, Grantee.
 SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE
 MADE A PART HEREOF

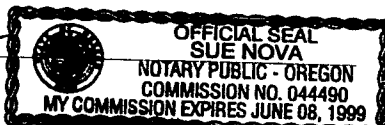
This property is free of liens and encumbrances, EXCEPT:

 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 \$ 38,000.00 (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 30th day of June 19 95. If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.
Raymond D. Rickards
 RAYMOND D. RICKARDS

Gail H. Rickards
 GAIL H. RICKARDS

 STATE OF OREGON, County of Klamath)ss.
 The foregoing instrument was acknowledged before me
 this 30th day of June 19 95
 by RAYMOND D. RICKARDS AND
GAIL H. RICKARDS

 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.

Sue Nova
 Notary Public for Oregon
 My commission expires:

 Notary Public for Oregon
 My commission expires:

After recording return to:

 MARK ALAN & ELIZABETH A. STobaugh
 301 BROOKDALE DRIVE
 VACAVILLE CA 95687
 NAME, ADDRESS, ZIP

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

 MARK ALAN & ELIZABETH A. STobaugh
 301 BROOKDALE DRIVE
 VACAVILLE CA 95687
 NAME, ADDRESS, ZIP

THIS SPACE RESERVED FOR RECORDER'S USE

Order No. K-48047

EXHIBIT "A"
DESCRIPTION OF PROPERTY

PARCEL 1:

A tract of land situated in the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 3, Township 36 South, Range 6 E.W.M., Klamath County, Oregon, more particularly described as follows: Beginning at a point on the North line of said SE $\frac{1}{4}$ NE $\frac{1}{4}$ which lies South 87°43' West along said North line a distance of 500 feet from the Northeast corner of said SE $\frac{1}{4}$ NE $\frac{1}{4}$; thence, South 2°17' East a distance of 140.0 feet, more or less, to the Northwest corner of that certain tract of land conveyed to Clifford Daniel Miller by deed recorded in Volume M66 page 11211, Deed records of Klamath County, Oregon; thence, South 84°42' East along the North line of said Miller Tract a distance of 75.75 feet, more or less, to the Southwest corner of that certain tract of land conveyed to John L. Gross, et ux., by deed recorded in Volume M66 page 10168, Deed records of Klamath County, Oregon; thence North 2°17' West along the West line of said Gross tract a distance of 150 feet, more or less, to a point on the North line of said SE $\frac{1}{4}$ NE $\frac{1}{4}$; thence, South 87°43' West along said North line a distance of 75.0 feet, more or less, to the point of beginning.

PARCEL 2:

A tract of land situated in the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 3, Township 36 South, Range 6 E.W.M., Klamath County, Oregon, more particularly described as follows: Beginning at the Northeast corner of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 3; thence, West along the North line of said SE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 3 a distance of 350 feet to an iron pin set in concrete and located on said North line of said SE $\frac{1}{4}$ NE $\frac{1}{4}$ and which is a corner of the Tract of land conveyed to G. T. Darley by deed recorded in Volume 342, page 209, Deed records of Klamath County, Oregon, and which is the true point of beginning of this description; thence, South 2°17' East along the West line of said Tract conveyed to G. T. Darley by said Deed recorded in Volume 342 page 209, Deed records of Klamath County, Oregon, a distance of 160 feet, more or less, to a pipe set in concrete; thence, North 84°42' West a distance of 75.75 feet to an iron pin; thence, North 2°17' West a distance of 150 feet to a 3/4 inch iron pipe located on the North line of said SE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 3; thence, East on said North line of said SE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 3 a distance of 75 feet to the point of beginning.

PARCEL 3:

A tract of land situated in the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 3, Township 36 South, Range 6 E.W.M., Klamath County, Oregon, more particularly described as follows: Beginning at the most Southwesterly corner of the Tract of land conveyed to C.T. Darley by deed recorded in Volume 342 at page 209, of Klamath County, Oregon Deed records; thence, North 10°55' East along the Westerly line of said Tract of Land conveyed to C.T. Darley a distance of 77.8 feet, more or less, (said Course and Distance being described as North 10°57' East 76.2 feet in said Darley Deed, recorded in Volume 342 at page 209) to the South line of the Tract of Land conveyed to John L. Gross et ux., by Deed dated October 12, 1966 and recorded October 20, 1966 in Volume M66 at page 10168 of Klamath County, Oregon Deed records; thence, North 84°42' West a distance of 65.75 feet, more or less, to an iron pin which marks the Southwest corner of said Tract of land conveyed to John L. Gross et ux.; thence, continuing North 84°42' West a distance of 75.75 feet to an iron pin; thence, South 7°37' West a distance of 42.73 feet to an iron pin; thence, South 70°35' East a distance of 140.4 feet to the point of beginning.

TOGETHER WITH the above described 3 parcels: a right of ingress and egress to the West Side Highway over the existing private 20 foot wide roadway, as contained in Deeds from Vivian N. Todd aka Vivian N. Van Datta, recorded October 3, 1968 in Volume M68 page 8973 (Parcel 1); recorded October 20, 1966 in Volume M66, page 10168 (Parcel 2); and recorded October 21, 1966 in Volume M66, page 11211 (Parcel 3) all Deed records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 3rd day
of July A.D., 19 95 at 10:17 o'clock A M., and duly recorded in Vol. M95
of Deeds on Page 17273.

FEE

\$40.00

Bernetha G. Letsch County Clerk

By [Signature]