

KLAMATH COUNTY TITLE COMPANY

K-50160

STATUTORY WARRANTY DEED
(Individual or Corporation)

ROGER G. SCHAEFLE AND NANCY J. SCHAEFLE

conveys and warrants to ERNEST J. TEAGUE AND ALBERTA J. TEAGUE, husband and wife, Grantor,
the following described real property in the County of Klamath and State of Oregon, Grantee,

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED
HERETO AND BY THIS REFERENCE MADE A PART HEREOF AS
THOUGH FULL SET FORTH HEREIN.....

97 APR -1 P 3:16

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 \$ CONTRACT FULFILLMENT (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 28th day of February 19 97. If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

Roger G. Schaeffe
ROGER G. SCHAEFLE

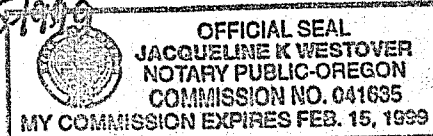
Nancy J. Schaeffe
NANCY J. SCHAEFLE

STATE OF OREGON, County of Deschutes)ss.
The foregoing instrument was acknowledged before me
this 12th day of March 19 97
by Roger G. Schaeffe and
Nancy J. Schaeffe

~~CORPORATE ACKNOWLEDGEMENT~~
STATE OF OREGON, County of Multnomah)ss.
The foregoing instrument was acknowledged before me
this 25 day of March 19 97
by Nancy J. Schaeffe only and
by _____
by _____
~~as representative on behalf of the corporation~~

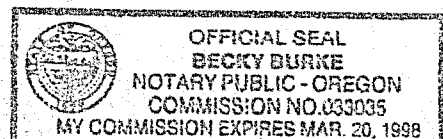
Notary Public for Oregon
My commission expires: 2-15-1998

After recording return to:



Notary Public for Oregon
My commission expires: 3-20-98

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: & Return

Ernest J. & Alberta J. Teague
40361 Bunn Way
Bonanza, Oregon 97623

NAME, ADDRESS, ZIP

DESCRIPTION

The following described real property situate in Klamath County, Oregon:

The SE $\frac{1}{4}$, that part of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ lying South of the Langell Valley Irrigation District North Canal, all in Section 21, Township 39 South, Range 12 East of the Willamette Meridian, EXCEPTING THEREFROM the following described Parcels A and B:

Parcel A: Commencing at the corner common to Sections 21, 22, 27 and 28, Township 39 South, Range 12 East of the Willamette Meridian; thence West, along the South boundary of Section 21, 2041.10 feet; thence North 3°37' West, 2059.08 feet; thence South 84°00' West, 20.02 feet, to the true point of beginning; thence South 84°00' West 473.40 feet, more or less to the North-South centerline of Section 21; thence North along said centerline to the center one-quarter corner of said Section 21; thence East, along the East-West centerline of said Section 21, to the Langell Valley Irrigation District North Canal; thence Southerly along said canal to a point due East of the true point of beginning; thence West to the true point of beginning.

Parcel B: Commencing at the corner common to Sections 21, 22, 27 and 28, Township 39 South, Range 12 East of the Willamette Meridian; thence West, along the South boundary of Section 21, 2041.10 feet; thence North 3°37' West, 1233.15 feet; thence North 86°23' East, 20.00 feet to the true point of beginning; thence North 86°23' East, 241.32 feet; thence South 34°27' East, 376.00 feet; thence South 86°23' West, 434.04 feet; thence North 3°37' West, 322.86 feet to the true point of beginning.

Subject to a 40.00 foot wide roadway easement, being 20.00 feet either side of the following described centerline: Commencing at the corner common to Sections 21, 22, 27 and 28; thence West, along the South boundary of Section 21, 2041.10 feet to the true point of beginning; thence North 3°37' West 2059.08 feet; thence North 11°01' West, 239.56 feet.

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 1st day
of April A.D. 19 97 at 3:16 o'clock P. M., and duly recorded in Vol. M97
of Deeds on Page 9493

FEE \$35.00

by Bernetha G. Letsch, County Clerk
Kathleen Ross