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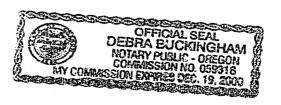
36496 WW | KLAMATH COUNTY TITLE COMPANY 1971 Page 12253

K-50491-D

STATUTORY WARRANTY DEED				
(Individual or Corporation)				
-		took title as BONNIE R. APPLEBAKER		
conveys and warrants to	JOHN WESLEY COOPER AND CAT	HERINE COOPER, not as tenants in		
	. Common, Dar Area Libble Ot	survivorship		
the following described	real property in the County of K1	amath and State of Oregon.		
	SEE LEGAL DESCRIPTION MARK	ED EXHIBIT "A" ATTACHED		
	HERETO AND BY THIS REFEREN	CE MADE A DADE HEDEOR		
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701				
This property is free of li	iens and encumbrances, EXCEPT: SUBJ	ECT 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.		
rena.				
The true consideration for	or this convenience is \$ 105,000,00			
THIS INSTRUMENT WITH	A this conveyance is \$			
LAND USE LAWS AND	FEGULATIONS REPORT SIGNOIS OF	DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE		
TITLE TO THE PROPER	TY SHOULD CHECK BURN WITH AND	THE PERSON ACQUIRING FEE		
APPROVED USES AND T	O DETERMINE ANY LIMITS ON LAWS!	PRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY ITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN		
resolution of its board of	ay of 19 97	. If a corporate grantor, it has caused its name to be signed by		
resolution of its board of	orectors.	is name to be signed by		
OK. O	DUM a			
- Drine	R Meinzinger			
BONNIE R. MEI	INZINGER O 8			
	the same of the sa			
STATE OF OREGON, Cou	nty of Klamath	CORPORATE ACKNOWLEDGEMENT		
The foregoing instr	ument was adapouladed by	STATE OF OREGON, County of)ss.		
this 22nd day of Bonnie R. Mei	M ADELL 10 GY	The foregoing instrument was acknowledged before me this day of 19		
	The second secon	12 X		
		DV.		
\sim (and the second s	ofa corporation, on behalf of the corporation.		
Ub. B.	0 2	- Comporation.		
Notary Public for Oreis	10,0000	Notary Public for Oregon		
My commission expires: 12) ^{19–2000}	My commission expires:		

After recording return to:
JOHN WESLEY AND CATHERINE COOPER 9425 DEHLINGER ROAD KLAMATH FALLS, OREGON 97603 NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address

SAME AS LISTED ABOVE



THIS SPACE RESERVED FOR RECORDER'S USE

DESCRIPTION OF PROPERTY

A tract of land situated in Section 5, Township 40 South, Range 10 East of the Willamette Meridian, more particularly described as follows:

Beginning at the most Northwesterly corner of tract of real property which corner lies at the intersection of the Easterly right of way boundary of the Burlington Northern Inc. Railroad and the Easterly right of way boundary of the U.S. G-1 Lateral irrigation canal; thence along said irrigation canal right of way boundary North 41°29'30" East 383.44 feet, and North 78°16' East 311.64 feet to a 1/2 inch galvanized iron pipe marking the true point of beginning this description; thence continuing along above said canal right of way boundary North 35°58' East 478.25 feet, more or less, to the Southerly right of way boundary of U.S.G. Canal; thence along said boundary South 56°23'30" East, 223.80 feet, South 58°36' East 366.50 feet and South 86°24' East, 317.60 feet to a 1/2 inch galvanized iron pipe in alignment with an existing North-South fence line; thence along said fence alignment South 5°55'30" West 1098.40 feet and South 0°48'30" East 72.20 feet, more or less, to a point on the North boundary extended to that parcel of real property described and recorded in M-70 on page 9929, of Deed Records of Klamath County, Oregon, and distant 60.45 feet from the Northeast corner thereof; thence South 83°01'45" West along said boundary and boundary extended a distance of 992.05 feet, more or less, to a 1/2 inch galvanized iron pipe which is distant 153.70 feet Easterly from the most Northwesterly corner of aforesaid parcel of real property; thence North 1232.84 feet to the true point of beginning.

TOGETHER WITH the following described real property in Klamath County, Oregon; A tract of land situated in Section 5, Township 40 South, Range 10 East of the Willamette Meridian, more particularly described as follows: Beginning at the Southwest corner of the NWISEL of said Section 5; thence North along the center line of Section 5 to the Southerly right of way of the G Canal as now located; thence Northwesterly along the Southerly line of the G Canal to a point that is South 56°23'30" East 223.80 feet, South 58°36' East 366.50 feet; and South 86°24' East 317.60 feet from its intersection with the Southeasterly right of way line of the G-1 Lateral; thence South 5°55'30" West 1098.40 feet; thence South 0°48'30" East 72.20 feet to the true point of beginning; thence South 83°01'45" West 60.45 feet; thence South 0°48'30" East 923.30 feet to the South line of Section 5; thence East along said South line 60.45 feet; thence North 923 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM: A parcel of land, containing 12.07 acres, more or less, situated in the Southwest one-quarter of Section 5, Township 40 South, Range 10 East of the Willamette Meridian, in Klamath County, Oregon, being more particularly described as follows: Beginning at a 1/2 inch iron pipe from which the Southwest corner of Section 5 bears South 00°48'30" East 930.62 feet and West 1505.30 feet; thence South 83°01'45" West 931.70 feet to a 1/2 inch iron pipe; thence North 556.39 feet to a 1/2 inch rebar; thence North 83°01'45" East 980.72 feet to a 1/2 inch rebar; thence South 5°55'30" West 482.72 feet to a 1/2 inch rebar; thence South 5°55'30" West point of beginning.

ALSO EXCEPTING THEREFROM that portion lying within the Dehlinger Lane right of way.

STATE OF	OREGON: COU	UNTY OF KLAMATH: ss.		
	ecord at request of	f Klamath County Title	hc22nd	dav
of	April	A.D., 19 97 at 2:56 o'clock P.M., and duly record		
		of <u>Deeds</u> on Page 12253		,
FEE	\$35.00	Bernetha G.	. Letsch, County Clerk	
		by Kathlun	- Kran	
			7	