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Vol. 1797 Page 18091

Title Order No. 125376-SK  
Escrow No. 125376-SK

After recording return to:

James Cole

P.O. Box 307

Gilchrist, OR 97337

Name, Address, Zip

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

James Cole

P.O. Box 307

Gilchrist, OR 97337

Name, Address, Zip

This space reserved for recorder's use

## STATUTORY WARRANTY DEED

A/C # 04046049

Tracy M. Larkin, Grantor, conveys and warrants to James Cole and Melody Cole, husband and wife, Grantee, the following described real property free of encumbrances, except as specifically set forth herein situated in Klamath county, OREGON, to wit:

See Legal Description attached hereto as Exhibit "A"

TAX ID NO: 2409-30CC-1300  
TAX ID NO: 2409-30CC-1000  
TAX ID NO: 2409-30CC-900

This property is free from encumbrances, EXCEPT: 1) Rights of the public in and to any portion of the herein described premises lying within the boundaries of roads or highways; 2) Reservation in Patent, recorded May 28, 1906 in Book 20, page 186; 3) Easement, including the terms and provisions thereof, reserved in that certain deed recorded November 7, 1939 in Book 125 page 318, and made a part of instrument recorded in Book 285 page 283

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.

The true consideration for this conveyance is \$60,000.00.  
(93.030)

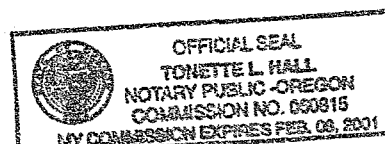
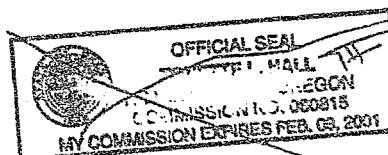
(Here comply with the requirements of ORS

Dated this 24th day of June, 1997.

Tracy M. Larkin  
Tracy M. Larkin

STATE OF OREGON, County of Curry ss.  
This instrument was acknowledged before me on June 9, 97  
by Tracy M. Larkin

Tonette L. Hall  
Notary Public for Oregon  
My commission expires Feb 03, 2001



## EXHIBIT "A"

## PARCEL 1:

That portion of Lot 4, Section 30, Township 24 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at a point which is South 0 degrees 17' 46" West a distance of 416.464 feet and South 39 degrees 33' 20" West a distance of 132.82 feet from the Northeast corner of said Lot 4; thence continuing South 39 degrees 33' 20" West a distance of 125 feet to a point; thence South 50 degrees 26' 40" East a distance of 56.1 feet, more or less, to the relocated Westerly right of way of The Dalles-California Highway; thence Northeasterly along said Westerly right of way line to a point which is South 50 degrees 26' 40" East a distance of 34 feet from the point of beginning; thence North 50 degrees 26' 40" West a distance of 34 feet, more or less to the point of beginning.

## PARCEL 2:

That portion of Lot 4, Section 30, Township 24 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at a point which is South 0 degrees 17' 46" West a distance of 416.46 feet and South 39 degrees 33' 20" West a distance of 132.82 feet from the Northeast corner of said Lot 4; thence South 39 degrees 33' 20" West a distance of 25 feet to a point; thence North 50 degrees 26' 40" West a distance of 154.53 feet to a point; thence North 39 degrees 37' East a distance of 25 feet to a point; thence South 50 degrees 26' 40" East a distance of 154.53 feet, more or less, to the point of beginning.

Continued on next page

## EXHIBIT "A" CONTINUED

## PARCEL 3:

That portion of Lot 4, Section 30, Township 24 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at the most Southerly corner of property conveyed to Standard Oil Company of California by Deed Volume 125 at Page 318, Deed Records of Klamath County, Oregon; thence South 39 degrees 33' 20" West 100 feet; thence North 50 degrees 26' 40" West 154.53 feet to a point in the Southeasterly boundary of the right of way of the Gilchrist Lumber Company Railroad right of way; thence North 39 degrees 37' East along said right of way boundary 100 feet to the Southwest corner of above mentioned property of the Standard Oil Company of California; thence South 50 degrees 26' 40" East 154.53 feet, more or less, to the point of beginning.

CODE 103 MAP 2409-30CC TL 1300  
CODE 103 MAP 2409-30CC TL 1000  
CODE 103 MAP 2409-30CC TL 900

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 12th day  
of June A.D., 1997 at 3:00 o'clock P. M., and duly recorded in Vol. M97  
of Deeds on Page 18091.

FEE \$40.00

By Bernetha G. Letsch, County Clerk  
Kathleen Ross