



73980

99 FEB -2 AM 1:14

Vol. 1999 Page 3782

## STATUTORY WARRANTY DEED

RAYNA MARIE LARSON AND DONALD F. LARSON

conveys and warrants to MARK A. SIDERS AND LESLIE CAMILLE SIDERS, HUSBAND AND WIFE, Grantor,the following described real property free of liens and encumbrances, except as specifically set forth herein: Grantee,  
SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE  
MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN.

This property is free of liens and encumbrances, EXCEPT: 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.

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 \$ 50,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 29 day of January 19 99

RAYNA MARIE LARSON

DONALD F. LARSON

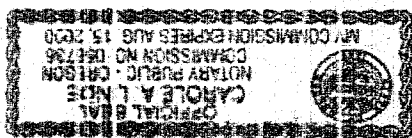
STATE OF OREGON

County of CLATSOP ss.

BE IT REMEMBERED, That on this 29th day of JANUARY 19 99, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named RAYNA MARIE LARSON AND DONALD F. LARSON

known to me to be the identical individual s described in and who executed the within instrument and acknowledged to me that THEY executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



Carol A. Lindo Notary Public for Oregon.  
My Commission expires 8/15/00

Title Order No. K53468CEscrow No. K53468C

After recording return to:

MARK A. SIDERS

PO BOX 1025

OR 97102-0127

Name, Address, Zip

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

MARK A. SIDERS

SANDY

OR

Name, Address, Zip

THIS SPACE RESERVED FOR RECORDER'S USE

## Description of Property

A tract of land in Lot 2, "Plat of Junction Acres", situated in the SW  $\frac{1}{4}$  SE  $\frac{1}{4}$  of Section 6 and the NW  $\frac{1}{4}$  NE  $\frac{1}{4}$  of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of Parcel 1, of said land Partition, from which the E  $\frac{1}{16}$  corner on the North line of said Section 7 bears N.  $46^{\circ}57'28''$  E. 639.56 feet; thence S.  $89^{\circ}54'00''$  W. 472.27 feet to the Southwest corner of said Lot 2; thence N.  $00^{\circ}01'00''$  W. 440.50 feet to the Northwest corner of said Lot 2; thence N.  $88^{\circ}51'00''$  E. along the North line of said Lot 2, 460.89 feet to the Northwest corner of said Parcel 1; thence S.  $16^{\circ}56'00''$  W. 189.09 feet; thence S.  $14^{\circ}01'33''$  W. 152.02 feet; thence S.  $40^{\circ}39'30''$  E. 158.90 feet to the point of beginning containing 4.23 acres with bearings based on recorded survey N. 4824.

Together with the following described parcel:

A tract of land being a portion of Parcel 1 of "Minor Land Partition 7-89" situated in the NW  $\frac{1}{4}$  NE  $\frac{1}{4}$  of Section 7, Township 39 South, Range 10 E.W.M. Klamath County, Oregon, more particularly described as follows: Beginning at a point on the line common to said Parcels 1 and 2 from which the East  $\frac{1}{16}$  corner common to Section 6 and said Section 7 bears N.  $57^{\circ}44'35''$  E. 645.94 feet; thence along the line common to said Parcels 1 and 2, N.  $40^{\circ}39'30''$  W. 37.92 feet, N.  $14^{\circ}01'33''$  E. 152.02 feet, and N.  $16^{\circ}56'00''$  E. 71.99 feet; thence leaving said common line S.  $64^{\circ}59'00''$  E. 26.94 feet; thence S.  $13^{\circ}49'33''$  W. 240.70 feet to the point of beginning

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of First American Title the 2nd day  
of February A.D., 1999 at 11:14 o'clock A. M., and duly recorded in Vol. M99  
of Deeds on Page 3782

FEE \$35.00

Linda Smith, County Clerk

by Kathleen Rose