



THIS SPACE RESERVED FOR RECORDER'S USE

Vol M99 Page 22029

After recording return to:

W.E. Rouse

10777 W. Langel Valley Rd  
Beaverton, OR 97623

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

W.E. Rouse

10777 W. Langel Valley Rd  
Beaverton, OR 97623

Escrow No. K54101V

Title No. K54101V

### STATUTORY WARRANTY DEED

Dorothy A. Dougan, Grantor, conveys and warrants to W.E. Rouse and Barbara Rouse, Husband and Wife, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

\*\* See attached Exhibit A for correct legal description to correct scrivener's error\*\*  
The NE  $\frac{1}{4}$  NE  $\frac{1}{4}$  of Section 10, the SW  $\frac{1}{4}$  SE  $\frac{1}{4}$  and the NE  $\frac{1}{4}$  SE  $\frac{1}{4}$  of Section 3, Township 40 South, Range-  
13 East of the Willamette Meridian, Klamath County, Oregon,

SAVING AND EXCEPTING THEREFROM that portion of said NE  $\frac{1}{4}$  SE  $\frac{1}{4}$ ; thence South along the East  
Section line of said Section 3 a distance of 1032 feet to a point; thence Northwesterly a distance of 1684  
feet to a point on the North line of said NE  $\frac{1}{4}$  SE  $\frac{1}{4}$  a distance of 1297 feet West from the point of  
beginning; thence East along said North line 1297 feet to the point of beginning.

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 \$190,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 2nd day of June, 1999.

Dorothy A. Dougan by Robert J. Dougan

as her Attorney in fact

Dorothy A. Dougan, by Judy Oliver  
as her Attorney in fact

Dorothy A. Dougan

STATE OF OREGON

County of KLAMATH

} ss.

This instrument was acknowledged before me on this 3rd day of June, 1999  
by Robert J. Dougan, as her attorney in  
fact for Dorothy A. Dougan

Vickie Blankenburg  
Notary Public for Oregon

My commission expires: 7-01-2001



# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of CALIFORNIACounty of SONOMAOn JUNE 2, 1999 before me, KATHY L. PETTIT

NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared Judy Oliver, agent for Dorothy A. Dougan

NAME(S) OF SIGNER(S)

☐ personally known to me - OR - ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Kathy L. Pettit  
SIGNATURE OF NOTARY

## OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

### CAPACITY CLAIMED BY SIGNER

- ☒ INDIVIDUAL  
☐ CORPORATE OFFICER

TITLE(S)

- ☐ PARTNER(S) ☐ LIMITED  
☐ GENERAL  
☐ ATTORNEY-IN-FACT  
☐ TRUSTEE(S)  
☐ GUARDIAN/CONSERVATOR  
☐ OTHER: \_\_\_\_\_

### DESCRIPTION OF ATTACHED DOCUMENT

Statutory Warranty Deed  
TITLE OR TYPE OF DOCUMENT

1  
NUMBER OF PAGES

6/2/99  
DATE OF DOCUMENT

SIGNER IS REPRESENTING:  
NAME OF PERSON(S) OR ENTITY(IES)

Dorothy A. Dougan

SIGNER(S) OTHER THAN NAMED ABOVE

EXHIBIT "A"  
DESCRIPTION OF PROPERTY

The NE  $\frac{1}{4}$  NE  $\frac{1}{4}$  of Section 10; the S  $\frac{1}{2}$  SE  $\frac{1}{4}$  and the NE  $\frac{1}{4}$  SE  $\frac{1}{4}$  of Section 3, Township 40 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon,

SAVING AND EXCEPTING THEREFROM that portion of said NE  $\frac{1}{4}$  SE  $\frac{1}{4}$  more particularly described as follows:

Beginning at the Northeast corner of said NE  $\frac{1}{4}$  SE  $\frac{1}{4}$ ; thence South along the East Section line of said Section 3 a distance of 1032 feet to a point; thence Northwesterly a distance of 1684 feet to a point on the North line of said NE  $\frac{1}{4}$  SE  $\frac{1}{4}$  a distance of 1297 feet West from the point of beginning; thence East along said North line 1297 feet to the point of beginning.

State of Oregon, County of Klamath  
Recorded 6/03/99, at 3:19 p.m.  
In Vol. M99 Page 22029  
Linda Smith, County Clerk  
Fee \$ 407

*Linda Smith*