



1999 JUL 26 PM 2:39

THIS SPACE RESERVED FOR RECORDER'S USE

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After recording return to:

Clifford Peters

6917 Reeder Road

Klamath Falls, Or 97603

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

Clifford Peters

6917 Reeder Road

Klamath Falls, Oregon 97603

Escrow No. K54262V

Title No. K54262V

State of Oregon, County of Klamath

Recorded 7/26/99, at 2:39 p.m.

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Linda Smith

County Clerk

Fees \$30- KF

STATUTORY WARRANTY DEED

Billy G. Mann initial Trustee of the Billy G. Mann Second Trust Dated August 6, 1990, Grantor, conveys and warrants to Clifford E. Peters and Janet Marie Peters ^{husband and wife}, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

A parcel of land situated in the NW 1/4 of Section 20, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Commencing at a bolt at the intersection of the centerlines of Reeder Road and Short Road, county roads, and marking the Southwest corner of said NW 1/4; thence South 89°59'50" East along the South line of said NW 1/4, 30.00 feet to the easterly right of way line of said Reeder Road; thence North 00°21'40" East along said right of way line, 158.56 feet to the point of beginning for this description; thence continuing North 00°21'40" East along said right of way line, 142.76 feet; thence North 89°56'43" East, 1307.05 feet to a 5/8 inch iron pin; thence South 00°17'02" West along the East line of the SW 1/4 NW 1/4, 143.42 feet to a 1/2 inch iron pin; thence South 89°58'27" West, 1307.24 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 \$132,000.00 (Here comply with the requirements of ORS 93.030)

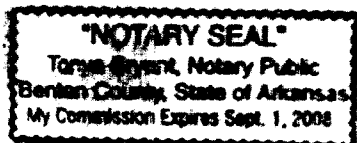
Dated this 20 day of July, 99

~~Bill Mann~~ Billy G. Mann Individual/Trustee

STATE OF Arkansas

County of Benton } ss.

by Billy G. Mann This instrument was acknowledged before me on this 20 day of July, 99
Individual and Trustee



[Signature]
Notary Public for Oregon

My commission expires: Sept 1, 2008