



1999 AUG -3 PM 3:03

THIS SPACE RESERVED FOR RECORDER'S USE

Vol M99 Page 31071

After recording return to:

William SegesserPO 1431 Eastside Bldg. Bldg.
Klamath Falls, OR 97603Until a change is requested all tax statements
shall be sent to the following address:William SegesserPO 1431 Eastside Bldg. Bldg.
Klamath Falls, OR 97603Escrow No. K54378VTitle No. K54378V**STATUTORY WARRANTY DEED**

David Sayler and Teresa Sayler, husband and wife, Grantor, conveys and warrants to William R. Segesser as to an undivided one-half interest and Gary W. Price as to an undivided one-half interest, not as tenants in common but with rights of survivorship, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A".

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 \$3,500.00 (Here comply with the requirements of ORS 93.030)Dated this 03 day of August, 1999.David Sayler
David SaylerTeresa Sayler
Teresa SaylerSTATE OF OREGON
County of KLAMATH

} ss.

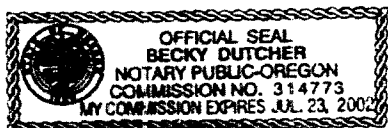
This instrument was acknowledged before me on this 03 day of August, 1999
by David & Teresa SaylerBecky Dutcher
Notary Public for Oregon
My commission expires: 7-23-2002

EXHIBIT "A"

DESCRIPTION

The following described real property situate in Klamath County, Oregon:

A parcel of land located in the SE ¼ SW ¼ of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pipe marking the quarter corner common to sections 7 and 18, Township and Range aforesaid, thence North 89°42' West a distance of 770.8 feet; thence North 6°02' East a distance of 290.9 feet to a point on the Westerly right of way line of the Dalles California Highway, known as Wocus Road, a County Road, which point is at the Southeast corner of the tract herein described; thence North 6°02' East a distance of 112.1 feet; thence North 89°42' West a distance of 591.8 feet; thence South 0°01' West a distance of 111.5 feet; thence South 89°42' East a distance of 580 feet to the point of beginning, EXCEPTING portion conveyed to the State of Oregon, by and through its State Highway Commission by deed recorded on Page 65, Volume 138, Deed records of Klamath County, Oregon.

TOGETHER WITH that portion of land located in the SE ¼ SW ¼ of Section 7, Township 38 South Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at the one-quarter corner common to Sections 7 and 18, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence North 89°42' West 770.80 feet to a point on the Westerly right of way line of the former Dalles-California Highway, known as Wocus Road, a County Road; thence North 06°02' East along said Westerly right of way line, 280.90 feet to the point of beginning for this description; thence North 89°42' West, 260.00 feet; thence North 06°02' East 10.00 feet; thence South 89°42' East, 260.00 feet to a point on the Westerly right of way line of the aforementioned County Road; thence South 06°02' West, 10.00 feet to the point of beginning.

EXCEPTING THEREFROM the following described tract of land conveyed by instrument recorded May 19, 1975 in Volume M75 page 14638, Deed records of Klamath County, Oregon, to wit:

That portion of land located in the SE ¼ SW ¼ of Section 7, Township 38 South Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Commencing at the one-quarter corner common to Sections 7 and 18, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence North 89°42' West 770.80 feet to a point on the Westerly right of way line of the former Dalles-California Highway, known as Wocus Road, a County Road; thence North 06°02' East along said Westerly right of way line, 280.90 feet to the point of beginning for this description; thence North 06°02' East a distance of 122.1 feet; thence North 89°42' West a distance of 390.00 feet; thence South 06°02' West a distance of 112.10 feet; thence South 89°42' East a distance of 130.00 feet; thence South 06°02' West a distance of 10.00 feet; thence South 89°42' East a distance of 260.00 feet to the point of beginning.

State of Oregon, County of Klamath
Recorded 8/03/99, at 3:03 p.m.
In Vol. M99 Page 31071
Linda Smith.
County Clerk Fee \$ 35- RR