



1999 AUG 23 PM 3:07

THIS SPACE RESERVED FOR RECORDER'S USE

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After recording return to:

Rodney Dowse and Tonya Dowse7961 Kings WayKlamath Falls, OR 97603Until a change is requested all tax statements
shall be sent to the following address:Rodney Dowse and Tonya Dowse7961 Kings WayKlamath Falls, OR 97603Escrow No. K54393BTitle No. K54393B**STATUTORY WARRANTY DEED**

Janet E. Shapro, an estate in fee simple, Grantor, conveys and warrants to Rodney Dowse and Tonya Dowse, husband and wife, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See legal description marked Exhibit "A" attached hereto and by this reference made a part hereof.

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 \$110,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 20th day of August, 1999.


Janet E. Shapro

STATE OF OREGON

County of KLAMATH

} ss.

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This instrument was acknowledged before me on this 20th day of August, 1999
by Janet E. Shapro



Vickie Blankenburg
Notary Public for Oregon

My commission expires 7-07-2001

EXHIBIT "A"

DESCRIPTION OF PROPERTY

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

A tract of land situated in the NW $\frac{1}{4}$ of Section 18, Township 39 South, Range 10 East of the Willamette Meridian, more particularly described as follows:

Beginning at the Northwest corner of said Section 18, thence S.00°01'10"W. 2132.47 feet; thence S.89°51'42"E. 1765.28 feet to the true point of beginning of this description: Thence N.00°00'22"E. 372.81 (372.55 by Deed) feet; thence S.89°55'23"E. 269.62 feet; thence S.00°00'23"W. 373.10 feet; thence N.89°51'42"W. 269.62 feet to the true point of beginning, with bearings based on recorded Survey No. 2026, as recorded in the Klamath County Surveyor's Office. SAVING AND EXCEPTING the Easterly 27.15 feet thereof.

Together with the right of ingress and egress over the following described roads:

60-foot strips of land situated in the N $\frac{1}{4}$ of Section 18, T. 39 S., R. 10 E.W.M., Klamath County, Oregon, being 30 feet on either side of measured at right angles from the following described center lines:

Beginning at a point on the Easterly right of way line of State Highway 39, said point being S.00°01'10"W. 2162.47 feet and S.89°51'42"E. 25.31 feet from the Northwest corner of said Section 18; thence S.89°51'42"E. 2548.10 feet to a point, N.89°51'42"W. 30.00 feet from the East line of the NW $\frac{1}{4}$ of said Section 18.

ALSO, Beginning at the center $\frac{1}{4}$ corner of said Section 18; thence N.00°00'23"E. 1334.32 feet to the C-W 1/16 corner of said Section 18.

ALSO, Beginning at a point S.00°01'10"W. 2192.47 feet and S.89°51'42"E. 1323.84 feet from the Northwest corner of said Section 18; thence S.00°02'03"E. 465.00 feet to the South line of the NW $\frac{1}{4}$ of said Section 18.

ALSO, Beginning at a point S.00°01'10"W. 2132.47 feet and S.89°51'42"E. 599.83 feet from the Northwest corner of said Section 18; thence N.00°02'42"W. 409.32 feet; thence S.89°59'04"E. 132.38 feet; thence on the arc of a curve to the right (radius=250.00 feet, central angle=47°03'50") 205.35 feet; thence S.42°55'14"E. 81.00 feet; thence on the arc of a curve to the left (radius=175.06 feet, central angle=71°03'30") 217.11 feet; thence N.66°01'16"E. 144.49 feet; thence on the arc of a curve to the left (radius=370.00 feet, central angle = 69°18'42") 447.60 feet; thence N.03°17'26"W. 157.53 feet to the North line of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 18.

State of Oregon, County of Klamath
Recorded 8/23/99, at 3:07 p.m.
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Linda Smith,
County Clerk Fee \$ 35.00