



THIS SPACE RESERVED FOR RECORDER'S USE

Vol M99 Page 45287

After recording return to:

Lee Hopper

910 Old Midland Road

Klamath Falls, OR 97601

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

Lee Hopper

910 Old Midland Road

Klamath Falls, OR 97601

Escrow No. K54340B

Title No. K54840B

### STATUTORY WARRANTY DEED

Vernelda Heater as to an undivided 3/4 interest and Frederick T. Heater as to an undivided 1/4 interest, in estate in fee simple as tenants in common, Grantor, conveys and warrants to Lee Hopper and Melinda Hopper, 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 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 \$30,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 10 day of November, 1999.

Vernelda Heater

Frederick T. Heater

STATE OF OREGON

County of Klamath

} ss.

This instrument was acknowledged before me on this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_ by \_\_\_\_\_

Notary Public for Oregon

My commission expires: \_\_\_\_\_

*See Attached.*

## CALIFORNIA

## ALL-PURPOSE

## ACKNOWLEDGEMENT

STATE OF CALIFORNIA

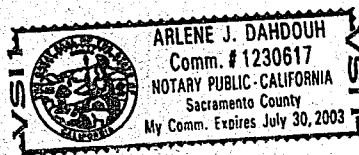
COUNTY OF SacramentoOn 11/10/99 before me, Arlene J. Dahdouh, Notary Public  
DATE NAME, TITLE OF OFFICER E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared, Frederick T Heater

~~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.

Arlene J. Dahdouh (SEAL)  
NOTARY PUBLIC SIGNATURE



## OPTIONAL INFORMATION

TITLE OR TYPE OF DOCUMENT

Statutory Warranty Deed

DATE OF DOCUMENT

11/10/99

NUMBER OF PAGES

1

SIGNER(S) OTHER THAN NAMED ABOVE

Vernelda Heater

## EXHIBIT "A"

## DESCRIPTION OF PROPERTY

The following described real property situate Klamath County, Oregon

## PARCEL 1:

Section 20, Township 39 South, Range 9 E.W.M.

That portion of the S  $\frac{1}{2}$  NE  $\frac{1}{4}$  described as follows: (1) Beginning at the Southwest corner of the E  $\frac{1}{2}$  E  $\frac{1}{2}$  SE  $\frac{1}{4}$  NE  $\frac{1}{4}$  of said Section 20; thence West 1,276.5 feet along the South line of said S  $\frac{1}{2}$  NE  $\frac{1}{4}$ ; thence N. 22° 40' W., 524.5 feet along the centerline of the No. 1 Drain; thence N. 0° 20' W., 563.7 feet along the centerline of the No. 1 Drain; thence S. 71° 12' E., 1,210.7 feet along the centerline of the 1-N Drain; thence N. 8° 06' E., 721.7 feet along the centerline of the 1-N-1 Drain; thence East 234.1 feet along the North line of said S  $\frac{1}{2}$  NE  $\frac{1}{4}$ ; thence South 1,372.0 feet along the West line of the E  $\frac{1}{2}$  E  $\frac{1}{2}$  SE  $\frac{1}{4}$  NE  $\frac{1}{4}$  of said Section 20 to the point of the beginning;

## PARCEL 2:

Section 20, Township 39 South, Range 9 E.W.M.

That portion of the S  $\frac{1}{2}$  NE  $\frac{1}{4}$  described as follows: (2) Beginning at the Northwest corner of the SW  $\frac{1}{4}$  NE  $\frac{1}{4}$  of said Section 20; thence East 751.7 feet along the North line of said S  $\frac{1}{2}$  NE  $\frac{1}{4}$ ; thence S. 0° 20' E., 676.4 feet; thence N. 72° 55' W., 163.9 feet along the centerline of the C-4-E Lateral; thence continuing along said centerline on a curve to the right with a radius of 193.2 feet through a central angle of 31° 07' for an arc distance of 103.7 feet; thence continuing along said centerline N. 41° 48' W., 767.7 feet to the point of beginning;  
EXCEPTING any portion which may lie within Parcel 1 described above.

READ, APPROVED AND ACCEPTED

BY: Frederick A. Heath

BY: \_\_\_\_\_

State of Oregon, County of Klamath  
Recorded 11/15/99, at 11:15 a.m.  
In Vol. M99 Page 45287  
Linda Smith,  
County Clerk Fee \$ 40.00