



THIS SPACE RESERVED FOR RECORDER'S USE

200 MAR 9 PM 3:30

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After recording return to:
Victor M. Preston
2701 Watson Street
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Victor M. Preston
2701 Watson Street
Klamath Falls, OR 97603

Escrow No. K55136B
Title No. K55136B

STATUTORY WARRANTY DEED

Sierra Developments, L.L.C., an Oregon Limited Liability Company, an estate in fee simple, Grantor,
conveys and warrants to Victor M. Preston and Marilyn K. Preston, 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 \$167,489.00 (Here comply with the requirements of ORS 93.030)

Dated this 9 day of March, 2000.

Sierra Developments, L.L.C.

By: 

Michael L. Wilcher

By: 

Kathleen M. Wilcher FKA

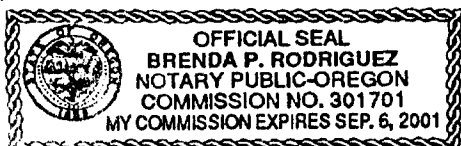
By: _____

Kathleen M. Shaw

STATE OF OREGON

County of Klamath } ss.

This instrument was acknowledged before me on this 9 day of March, 2000
by Michael L. Wilcher & Kathleen M. Wilcher as members
of Sierra Developments, LLC



My commission expires: 9-6-01

EXHIBIT "A"
DESCRIPTION OF PROPERTY

Only that portion of the following described real property situated in Lots 20 and 21 of PIEDMONT HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon:

A parcel of land being a portion of Lots 20, 21, 22, 25 and all of Lot 26 and 29, Piedmont Heights, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:
Beginning at an iron axle marking the initial point, said point being on the Northeast corner of Lot 29 of said Piedmont Heights and said point being South 0°27' East a distance of 987.5 feet from the East quarter corner of Section 1, Township 39 South, Range 9 East of the Willamette Meridian; thence South 0°27' East along the East line of Piedmont Heights a distance of 343.4 feet to an iron pin on the Southwest corner of Skyline View Subdivision; thence West parallel with the South line of Lot 26 of Piedmont Heights a distance of 130 feet to an iron pin; thence South 0°27' East parallel with the East line of Piedmont Heights a distance of 475.0 feet; thence West parallel with the centerline of vacated Delaware Avenue a distance of 220.0 feet to an iron pin on the East line of Watson Street; thence North 0°27' West along the East line of Watson Street a distance of 818.4 feet to an iron pin on the Northwest corner of Lot 29 of Piedmont Heights; thence East along the North line of said Lot 29 a distance of 350.0 feet, more or less, to the point of beginning.

State of Oregon, County of Klamath
Recorded 3/09/00, at 3:30 p. m.
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Linda Smith,
County Clerk Fee\$ 26⁰⁰