



200 MAY -4 PM 2: 54

THIS SPACE RESERVED FOR RECORDER'S USE

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After recording return to:
Sierra Developments LLC
PO Box 5077
Klamath Falls, OR 976012

Until a change is requested all tax statements
shall be sent to the following address:
Sierra Developments LLC
PO Box 5077
Klamath Falls, OR 976012

Escrow No. K55460B
Title No. K55460B

STATUTORY WARRANTY DEED

Steven E. Gelhardt and Judy C. Gelhardt, husband and wife, Grantor, conveys and warrants to Sierra Developments LLC, 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.

The above reference property is subject to the following restriction: Property is only to be used for site-built single family homes.

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 \$37,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 3 day of May, 2000.

Steven E. Gelhardt
Steven E. Gelhardt

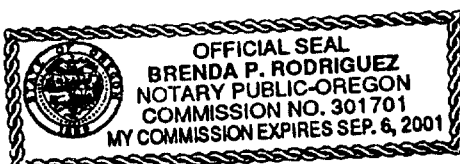
Judy C. Gelhardt
Judy C. Gelhardt

STATE OF OREGON

County of Klamath

} ss.

This instrument was acknowledged before me on this 3 day of May, 2000
by Steven E. Gelhardt and Judy C. Gelhardt



Brenda P. Rodriguez
Notary Public for Oregon

My commission expires: 9-6-01

MW

Description of Property

A tract of land situated in the S $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the S $\frac{1}{4}$ corner of said Section 2; thence South 89°36'38" West, 695.17 feet; thence North 00° 13' East 270.12 feet; thence North 65°51' West 264.00 feet to a 5/8" rebar with a Tru-Line Surveying plastic cap being the true point of beginning of this description; thence South 23°09' West 161.28 feet to a 5/8" rebar with a Tru-Line Surveying plastic cap on the Northerly line of that tract of land as described in Volume 193 on page 49 of the Klamath County Deed Records; thence North 66°51' West, along said Northerly line, 520 feet, more or less, to a point on the Northeasterly right of way line of the U.S.B.R. "A" Canal; thence Northwesterly, along said right of way line, 348 feet, more or less, to a point that bears North 66°51' West from the true point of beginning; thence South 66°51' East 76 feet, more or less to a 5/8" iron pin with Tru-Line Surveying plastic cap; thence continuing South 66° 51' East 752.80 feet to the true point of beginning of this description, with bearings based on the recorded survey of said Major Land partition No. 29-88.

Together with a non-exclusive 30 foot easement situated in the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 2, Township 39 South Range 9 East of the Willamette Meridian, Klamath County, Oregon, the Southerly line of said easement being more particularly described as follows:

Beginning at a point on the Westerly right of way line of Hope Street, from which the S $\frac{1}{4}$ corner of said Section 2 bears South 00°13' West 253.82 feet and North 89°36'38" East 695.17 feet; thence North 66°51' West 325.00 feet, to the end of the easement with bearings based on the recorded survey of said Major Land Partition No. 29-88.

State of Oregon, County of Klamath
Recorded 05/04/00, at 2:54 p.m.
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Linda Smith,
County Clerk Fee\$ 26⁰⁰