



200 MAY -5 PM 3:35

THIS SPACE RESERVED FOR RECORDER'S USE

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After recording return to:

Fred Van Horn

PO BOX 500/PMB 7222

LaPine, OR 97739

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

Fred Van Horn

PO BOX 500/PMB 7222

LaPine, OR 97739

Escrow No. 004265

Title No. K-55453

STATUTORY WARRANTY DEED

James H. Jones Jr., also known as James H. Jones, and Linda A. Jones, Grantor, conveys and warrants to Fredrick W. Van Horn, Jr., a married man as his sole and separate property, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See attached EXHIBIT "A" for legal description

Tax map nos: 2309-24D-300 and 2309-24A-4900

This property is free of liens and encumbrances, EXCEPT:

Easements, Covenants, Conditions and Restrictions of record, if any.

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 \$75,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 4TH day of MAY, 2000.

James H. Jones Jr.
James H. Jones, Jr.

Linda A. Jones
Linda A. Jones

STATE OF OREGON
County of DESCUTES

} ss.

This instrument was acknowledged before me on this 4TH day of MAY, 2000
by JAMES H. JONES JR. AND LINDA A. JONES

Karin Lea

Notary Public for Oregon

My commission expires: 5-5-2000



DESCRIPTION OF PROPERTY

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

PARCEL 1:

Beginning at a point which bears North 89°34' West 1745.3 feet from the quarter corner between Section 24, Township 23 South, Range 9 E.W.M., and Section 19, Township 23 South, Range 10 E.W.M., which is the intersection of the East and West center line of said Section 24 and the Westerly right of way line of the Dalles-California Highway; thence continuing West along said Section line a distance of 894.7 feet, more or less, to the center of said Section 24; thence South on the North-South center section line a distance of 100.8 feet to a point; thence East, parallel to said East-West center section line, a distance of 834.7 feet to the Northwestern right of way line of the Dalles-California Highway; thence North 30°48' East, along said right of way line a distance of 117.3 feet more or less, to the point of beginning, said parcel being situated in the NW¼SE¼ of Section 24, Township 23 South, Range 9 E.W.M., and containing 2.0 acres, more or less. LESS AND EXCEPTING any portion lying within the right of way of the Walker Basin Canal.

PARCEL 2:

Beginning at a point which bears N. 89°34' W., 1745.3 feet from the quarter corner between Section 24, Township 23 S., R. 9 E.W.M., and Section 19, Township 23 S., R. 10 E.W.M., which is the intersection of the East and West center line of said Section 24 and the Westerly right of way line of the Dalles-California Highway; thence North 30°48' East 305.98 feet along the Westerly right of way line of said highway to an iron pin; thence North 89°34' West 410.08 feet to the center line of the Walker Irrigation Canal; thence South 33°30' West 314.96 feet to a point on the said center line of Section 24; thence South 89°34' East 428 feet to the point of beginning all lying within the SW¼NE¼ of Section 24, Township 23 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

State of Oregon, County of Klamath
Recorded 05/05/00, at 3:35 p.m.
In Vol. M00 Page 16308
Linda Smith,
County Clerk Fee\$ 26⁰⁰