

## STATUTORY WARRANTY DEED

UNTIL A CHANGE IS REQUESTED,  
ALL TAX STATEMENTS SHALL BE  
SENT TO:

MATTHEW SCOTT SUMMERS  
27014 Dugout Lane  
Klamath OR 97601

AFTER RECORDING,  
RETURN TO:

*Rk:*  
Marcie R. McMinimee  
P.O. Box 469  
Salem, OR 97308

SUSAN M. SMITH and MICHAEL C. SUMMERS, Trustees of the ETHEL B. DUERDEN Living Trust, **Grantor**, convey and warrant to MATTHEW SCOTT SUMMERS, **Grantee**, the real property described below, in Klamath County, Oregon:

See **Exhibit "A"** which is made a part hereof by this reference.

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:

TOGETHER WITH FULL RIGHT OF INGRESS AND EGRESS TO AND FROM THE WEST SIDE HIGHWAY BY MEANS OF SAID ROADWAY HEREINBEFORE MENTIONED, AND TOGETHER WITH EASEMENT FOR UTILITIES ALONG THE EDGE OF SAID ROADWAY ACROSS ADJACENT LAND OF GRANTORS, SAID EASEMENT TO BE 5 FEET WIDE.

The true and actual consideration for this conveyance consists of or includes other property or value given as provided which is the whole consideration.

The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantor under any policy of title insurance issued to Grantee at the time Grantor acquired such property. The limitations contained herein expressly do not relieve Grantor of any liability or obligations under this instrument, but merely define the scope, nature, and amount of such liability or obligations.

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.

DATED: 23 May, 2000.

*Susan M. Smith*  
SUSAN M. SMITH

*Michael C. Summers*  
MICHAEL C. SUMMERS

[illegible]

On 23 May, 2000, personally appeared the above named SUSAN M. SMITH, and acknowledged the foregoing instrument to be her voluntary act. Before me:



Notary Public for Oregon  
My Commission Expires: 9-21-03

STATE OF OREGON           )  
County of Marion         ) ss.

On 23 May, 2000, personally appeared the above named MICHAEL C. SUMMERS, and acknowledged the foregoing instrument to be her voluntary act. Before me:



Notary Public for Oregon  
My Commission Expires: 9-21-23

A tract of land situated in that portion of the SE ¼ NE ¼ of Section 3, Township 36 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, which lies North of Harriman Creek and which is more particularly described as follows:

Commencing at the Northeast corner of the SE ¼ of said Section 3; thence West along the North line of said SE ¼ NE ¼ of said Section 3 a distance of 200 feet to the Northwest corner of the tract of land conveyed to C.T. Darley by Deed recorded in Volume 286 at page 549 of Klamath County, Oregon Deed Records; thence South 1 degree 09' West along the West line of said Darley tract a distance of 241.0 feet, more or less, to an iron pipe; thence South 43 degrees 37' West a distance of 328.1 feet to an iron pin located on the bank of Harriman Creek, which said pin is the true point of beginning; starting at the true point of beginning; thence South 77 degrees 32' West on said North bank 80.1 feet; thence North 4 degrees 24' West 97.5 feet to the center line of a 20 foot width roadway; thence North 78 degrees 29' East on said road center line 54.2 feet; thence South 19 degrees 44' East 96.4 feet to the true point of beginning.

State of Oregon, County of Klamath  
Recorded 06/12/00, at 9:00 a. m.  
In Vol. M00 Page 21125  
**Linda Smith,**  
County Clerk Fee \$ 31<sup>00</sup>