



THIS SPACE RESERVED FOR RECORDER'S USE

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After recording return to:  
Sierra Developments, LLC.  
PO Box 5077  
Klamath Falls, OR 97601

Until a change is requested all tax statements  
shall be sent to the following address:  
Sierra Developments, LLC.  
PO Box 5077  
Klamath Falls, OR 97601

Escrow No. K55643B  
Title No. K55643B

### STATUTORY WARRANTY DEED

Richard C. Van Cott and Georgina A. Van Cott, an estate in fee simple as tenants in common, Grantor, conveys and warrants to Sierra Developments, L. L. C., an estate in fee simple, 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, 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 \$80,000.00 (Here comply with the requirements of ORS 93.030)

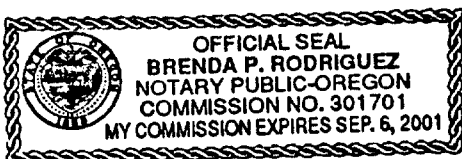
Dated this 20 day of June, 2000

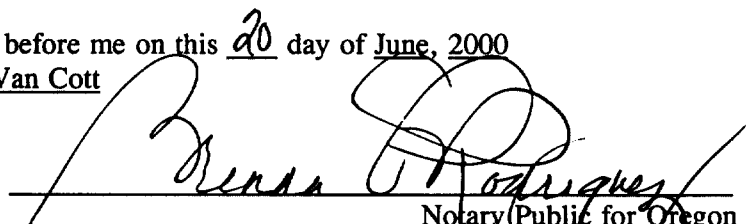
  
Richard C. Van Cott

  
Georgina A. Van Cott

STATE OF OREGON  
County of Klamath } ss.

This instrument was acknowledged before me on this 20 day of June, 2000  
by Richard C. Van Cott and Georgina A. Van Cott



  
Notary Public for Oregon  
My commission expires: 9-6-01

K 36-

## DESCRIPTION

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

All that portion of lot 7 of Section 6 in Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, starting at the Southwest corner of said lot; running East 794 feet and thence North to a point on the North boundary of the right of way of the Enterprise Irrigation Canal which is the true point of beginning; thence running Northwesterly along the said North line of said Canal right of way to a point which is 400 feet East of the West boundary of said Lot 7; thence North to the North boundary of said Lot 7; thence East along the said North boundary of said Lot 7 (304 feet more or less) to a point North of the true point of beginning; thence South to said point of beginning.

Also that parcel of land, the boundaries of which are described as follows: Beginning at a point 30 feet North and 600 feet North 89°58' East from the Southwest corner of Section 6 in Township 39 South, Range 10 East of the Willamette Meridian; thence North 89°58' East 194 feet; thence North 370 feet, more or less, to the South or lower line of the right of way of Enterprise Irrigation District Canal; thence Northwesterly along said canal line to a point due North of the point of beginning; thence South 430 feet more or less to the point of beginning.

## EXCEPTING THEREFROM THE FOLLOWING:

A parcel of land situated in Lot 7, Section 6, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a 5/8" iron pin lying South 89°59' East 660.0 feet and North 0°19'20" West 30.0 feet from the Section corner common to Sections 1, 6, 7 and 12, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, said pin being on the North right of way line of Hilyard St.; thence continuing North 0°19'20" West 150.0 feet to a point; thence South 89°59' East 134.0 feet to a point; thence South 0°19'20" East 150.0 feet to a point on the North right of way line of Hilyard St.; thence North 89°59' West 134.0 feet to the point of beginning; with bearings based on Survey No. 3070, filed in the Klamath County Engineer's Office.

ALSO EXCEPTING THEREFROM the North 38 feet thereof.

State of Oregon, County of Klamath  
Recorded 06/20/00, at 2:01 p. m.  
In Vol. M00 Page 22474  
**Linda Smith,**  
County Clerk Fee \$ 26<sup>00</sup>