



200 JUL 17 AM 11:00 THIS SPACE RESERVED FOR RECORDER'S USE

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After recording return to:

Kevin J. Kraan

11441 Hill Road

Klamath Falls, OR 97603

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

Kevin J. Kraan

11441 Hill Road

Klamath Falls, OR 97603

Escrow No. K55367B

Title No. K55367B

### STATUTORY WARRANTY DEED

Corbyn R. Pomeroy, Jr. and Sharon Pomeroy, husband and wife, Grantor, conveys and warrants to Kevin J. Kraan and Julie Tina Kraan, 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 \$212,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 14 day of July, 2000.

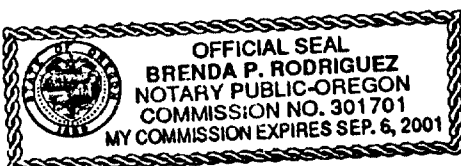
Corbyn R. Pomeroy, Jr.  
Corbyn R. Pomeroy, Jr.

Sharon Pomeroy  
Sharon Pomeroy

STATE OF OREGON

County of Klamath } ss.

This instrument was acknowledged before me on this 14 day of July, 2000  
by Corbyn R. Pomeroy, Jr. and Sharon Pomeroy



My commission expires: 9-6-01

DESCRIPTION

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

A tract of land situated in Lot 7, Block 1, Tract 1109—Chalet Vista Subdivision, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, situated in the SE ¼ SW ¼ of Section 32, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the corner common to said Lot 7 and Lot 6 on the North end of Chalet Drive; thence along the line common to said Lots 6 and 7 and the centerline of a 60 foot road easement, as per said Tract 1109, North 251.49 feet, on the arc of a curve to the right (radius = 76.66 feet and central angle = 105°03'00") 140.55 feet, South 74°57'00" 114.47 feet and South 83°17'05" East 309.39 feet; thence leaving said Lot line and easement South 42°25'50" East 420.01 feet to the South line of said Lot 7; thence North 89°58'20" West, along said South lot line; 747.76 feet to the East line of Chalet Drive; thence on the arc of a curve to the left (radius point bears North 89°58'20" West 50.00 feet and central angle = 90°01'40") 78.56 feet, with bearings based on the South line of said Lot 7 as being the North 89°58'20" West.

State of Oregon, County of Klamath  
Recorded 07/17/00, at 11:00 A m.  
In Vol. M00 Page 25899  
**Linda Smith,**  
County Clerk Fee\$ 26.00