



200 JUL 19 PM 1:29

THIS SPACE RESERVED FOR RECORDER'S USE

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After recording return to:

Kenneth T. Gibson

4085 Berrywood Dr.

Eugene, OR 97404

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

Kenneth T. Gibson

4085 Berrywood Dr.

Eugene, OR 97404

Escrow No. 004326

Title No. K-55731

State of Oregon, County of Klamath

Recorded 07/19/00, at 129 P m.

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Linda Smith,

County Clerk Fee\$ 46.00

STATUTORY WARRANTY DEED

Jeffrey L. Jackman, Grantor, conveys and warrants to Kenneth Theodore Gibson and Linda Harriet Gibson, husband and wife, 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 account no: 2310 2700 300 and 2310 2000

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 \$245,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 3rd day of July, 2000.

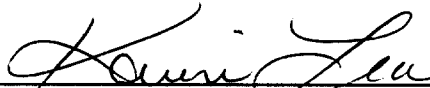

Jeffrey L. Jackman

STATE OF OREGON
County of DESCHUTES

} ss.

This instrument was acknowledged before me on this 3rd day of July, 2000
by Jeffrey L. Jackman





Notary Public for Oregon

My commission expires: 5-5-2004

K46-

1076

LEGAL DESCRIPTION EXHIBIT "A"

26367

PARCEL II

That portion of the E1/2 SE1/4 of Section 28 and the W1/2 SW1/4 of Section 27, Township 23 South, Range 10 East of the Willamette Meridian, situated in Klamath County, Oregon and described as follows:

Beginning at the Northeast corner of Section 28, thence heading N89°43'W 1292 feet more or less along the Northerly section line of Section 28 to the east 1/16 corner of Sections 21 and 28; thence S00°23'E 2504 feet more or less; thence N89°51'55"E 747.52 feet; thence N14°26'38"E 735.59 feet; thence N89°53'45"E 1605 feet more or less to the Westerly right of way line of the Burlington Northern Railroad; thence N14°41'36"E 394 feet more or less along the Westerly right of way line of the Burlington Northern Railroad; thence N01°28'00"W 74 feet more or less to the Northwest 1/16th corner of Section 27; thence N89°54'W 1286 feet more or less to the North 1/16th corner of Sections 27 and 28; thence N02°38'00"W 1344 feet more or less, to the true point of beginning

Subject to all easements and right of ways of record.

JS

KTG

ly

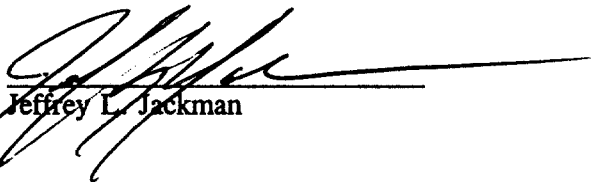
ROAD MAINTENANCE AGREEMENT

BUYER OF PARCEL II IS KENNETH THEODORE GIBSON AND LINDA HARRIET GIBSON. OWNER OF PARCEL II TO PAY THE SUM OF \$300.00 PER YEAR. TO BE PAID ON JANUARY 1ST OF EVERY YEAR TO JEFFREY L. JACKMAN, AS LONG AS JEFFREY L. JACKMAN LIVES ON PARCEL I.

JEFFREY L. JACKMAN, OWNER OF PARCEL I, WILL GRADE OR DRAG ACCESS ROAD ONCE A MONTH.

THESE TERMS OF THIS AGREEMENT WILL BE PASSED FROM SELLER TO BUYER OF PARCEL II AS LONG AS JEFFREY L. JACKMAN LIVES ON PARCEL I OR IS ABLE TO PERSONALLY MAINTAIN ROAD.

Dated: July ____, 2000



Jeffrey L. Jackman

Kenneth Theodore Gibson

Linda Harriet Gibson

ROAD MAINTENANCE AGREEMENT

BUYER OF PARCEL II IS KENNETH THEODORE GIBSON AND LINDA HARRIET GIBSON. OWNER OF PARCEL II TO PAY THE SUM OF \$300.00 PER YEAR. TO BE PAID ON JANUARY 1ST OF EVERY YEAR TO JEFFREY L. JACKMAN, AS LONG AS JEFFREY L. JACKMAN LIVES ON PARCEL I.

JEFFREY L. JACKMAN, OWNER OF PARCEL I, WILL GRADE OR DRAG ACCESS ROAD ONCE A MONTH.

THESE TERMS OF THIS AGREEMENT WILL BE PASSED FROM SELLER TO BUYER OF PARCEL II AS LONG AS JEFFREY L. JACKMAN LIVES ON PARCEL I OR IS ABLE TO PERSONALLY MAINTAIN ROAD.

Dated: July 14, 2000

Jeffrey L. Jackman

Kenneth Theodore Gibson

Linda Harriet Gibson

LEGAL DESCRIPTION EXHIBIT "A"
PARCEL I

26370

That portion of the E1/2 SE1/4 of Section 28 and the W1/2 SW1/4 of Section 27, Township 23 South, Range 10 East of the Willamette Meridian, situated in Klamath County, Oregon and described as follows:

Beginning at the Southeast corner of Section 28, thence heading N88°41'W 1290 feet more or less to the east 1/16 corner of Sections 28 and 33; thence N00°16'E 2597 feet more or less to the Center East 1/16th corner of Section 28; thence N00°23'W 185 feet more or less; thence N89°51'55"E 747.52 feet; thence N14°26'38"E 735.59 feet more or less; thence N89°53'45"E 1605 feet more or less to the Westerly right of way line of the Burlington Northern Railroad; thence S14°41'36"W 2276 feet more or less along the Westerly right of way line of the Burlington Northern Railroad to the South line of the NW1/4 SW1/4; thence S89°36'17"W 609.07 feet to the South 1/16th corner of Sections 28 and 27; thence S02°38'00"W 1313 feet more or less, to the true point of beginning,

Subject to all easements and right of ways of record.

PARCEL II

PROPERTY DESCRIPTION FOR PARCEL 2

That portion of the E1/2 SE1/4 of Section 28 and the W1/2 SW1/4 of Section 27, Township 23 South, Range 10 East of the Willamette Meridian, situated in Klamath County, Oregon and described as follows:

Beginning at the Northeast corner of Section 28, thence heading N89°43'W 1292 feet more or less along the Northerly section line of Section 28 to the east 1/16 corner of Sections 21 and 28; thence S00°23'E 2504 feet more or less; thence N89°51'55"E 747.52 feet; thence N14°26'38"E 735.59 feet; thence N89°53'45"E 1605 feet more or less to the Westerly right of way line of the Burlington Northern Railroad; thence N14°41'36"E 394 feet more or less along the Westerly right of way line of the Burlington Northern Railroad; thence N01°28'00"W 74 feet more or less to the Northwest 1/16th corner of Section 27; thence N89°54'W 1286 feet more or less to the North 1/16th corner of Sections 27 and 28; thence N02°38'00"W 1344 feet more or less, to the true point of beginning

Subject to all easements and right of ways of record.