



200 AUG 11 PM 2:08

Vol M00 Page 29539

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Freddy D. Jones

6753 Hwy 66

Klamath Falls, OR 97601

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

Freddy D. Jones

6753 Hwy 66

Klamath Falls, OR 97601

Escrow No. K55830B

Title No. K55830B

### STATUTORY WARRANTY DEED

The Heirs and/or Devisees of Hazel M. Edwards, an estate in fee simple, Grantor, conveys and warrants to Freddy D. Jones and Catherine S. Jones, 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 \$76,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 10 day of August, 2000.

Louis B. Friend, Personal Representative for the Estate of Hazel M. Edwards

By:

Jacqueline L. Vadnais, Attorney in Fact

431-

STATE OF Oregon  
County of Douglas

} ss.

This instrument was acknowledged before me on this 10<sup>th</sup> day of August, 2000  
by Louis B. Freund



Deborah L. McCain  
Notary Public for Oregon

My commission expires: 4-22-2001

Unofficial  
Copy

## Description of Property

A parcel of land in the E  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  of Section 14, Township 39 South, Range 8 East of the Willamette Meridian, described as follows; to wit: Beginning at a point which is the intersection of the East line of said Section 14, with the Northwestern line of the Klamath Falls-Ashland Highway and which point is North 42.8 feet from the Northeast corner of the SE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 14; thence along said Northwestern right of way line of said Highway, South  $53^{\circ}20\frac{1}{2}'$  West 319.78 feet; thence continuing along said Northwestern line of said Highway, South  $54^{\circ}42\frac{1}{2}'$  West 285.56 feet to the point of beginning of the tract herein described; thence South  $54^{\circ}42\frac{1}{2}'$  East 110.20 feet; thence South  $35^{\circ}17\frac{1}{2}'$  West 395.0 thence North  $54^{\circ}42\frac{1}{2}'$  East 110.28 feet; thence South  $35^{\circ}17\frac{1}{2}'$  East 395.0 feet to the point of beginning.

SAVING AND EXCEPTING any portion deeded to the State of Oregon, by and through its Department of Transportation, Highway Division, under Warranty Deed given by Ralph C. Edwards and Hazel M. Edwards, husband and wife, dated June 8, 1989, recorded July 3, 1989, in Volume M-89 on page 12009, Deed records of Klamath County, Oregon.

State of Oregon, County of Klamath  
Recorded 08/11/00, at 2:08 p. m.  
In Vol. M00 Page 29539  
**Linda Smith**  
County Clerk Fee\$ 31<sup>00</sup>