



After recording return to:

Robert Owings

11083 Hwy 66

Klamath Falls, OR 97601

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

Robert Owings

11083 Hwy 66

Klamath Falls, OR 97601

Escrow No. K55827B

Title No. K55827B

THIS SPACE RESERVED FOR RECORDER'S USE

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### STATUTORY WARRANTY DEED

Raymond C. Biwer, an estate in fee simple, Grantor, conveys and warrants to Robert L. Owings II and Marcy B. Owings, 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.

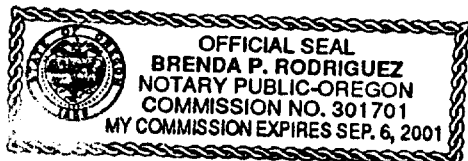
The true consideration for this conveyance is \$20,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 30 day of August, 2000.

Raymond C. Biwer  
Raymond C. Biwer

STATE OF ~~OREGON~~ Oregon  
County of Klamath } ss.

This instrument was acknowledged before me on this 30 day of August, 2000  
by Raymond C. Biwer



My commission expires: 9-6-01

Brenda Rodriguez  
Notary Public for Oregon

K26-

## Description of Property

Beginning at the intersection of the Easterly line of the W  $\frac{1}{2}$  of the SW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 28 Township 39 S., R. 8 E.W.M., and the Northerly line of the Klamath Falls-Ashland Highway, and running thence: Southwesterly along the Northerly line of the said highway 321.9 feet to the Southwest corner of that tract of land described in Deed Volume 100 page 121, Deed Records of Klamath County, Oregon, and the true point of beginning of this description: thence Northerly along the West line of said tract a distance of 984.5 feet, more or less, to the Northwest corner thereof; thence Westerly at right angles 208.35 feet to the Northwest corner of the tract herein described; thence Southerly and parallel with the said West line of said tract described in Deed Volume 100 page 121, to the Northerly boundary of the said Klamath Falls-Ashland Highway; thence Northeasterly and along said Northerly boundary of said Klamath Falls-Ashland Highway to the point of beginning.

SAVING AND EXCEPTING, beginning at the intersection of the Easterly line of the W  $\frac{1}{2}$  SW  $\frac{1}{4}$  SE  $\frac{1}{4}$  of Section 28, Township 39 South, Range 8 and the Northerly line of the Klamath Falls-Ashland Highway, and running thence Southwesterly along the Northerly line of said highway 321.9 feet to the Southwest corner of that tract of land described in Deed Volume 100 page 121, Deed Records of Klamath County, Oregon; thence Northerly along the West line of said tract a distance of 501.5 feet more or less to the point of beginning; thence continuing Northerly along West line a distance of 483.00 feet to the Northwest corner thereof; thence West at right angles, 208.35 feet to the Northwest corner of the tract herein described; thence Southerly and parallel with the said West line of tract described in Deed Volume 100 page 121, 483.00 feet; thence Easterly parallel to the Northerly line of said tract a distance of 208.35 feet more or less to the point of beginning.

AND FURTHER EXCEPTING the following described parcel: A parcel of land situate in the SW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 28, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows: Beginning at a  $\frac{5}{8}$ " iron rod on the Northwesterly right of way line of the Klamath Falls-Ashland Highway at the Southeast corner of the above described property from which the one-quarter corner common to Sections 28 and 33 bears South  $62^{\circ}36'15''$  West, 234.43 feet, along said Highway right of way to a  $\frac{5}{8}$ " iron rod, and North  $86^{\circ}28'26''$  West 183.89 feet; thence from said point of beginning, North  $00^{\circ}06'42''$  West 322.90 feet to a  $\frac{1}{2}$ " iron rod; thence North  $84^{\circ}00'36''$  West, 171.14 feet to a  $\frac{1}{2}$ " iron rod; thence South  $2^{\circ}44'11''$  East, 40.64 feet to a  $\frac{1}{2}$ " iron rod; thence South  $76^{\circ}20'02''$  East 80.72 feet to a  $\frac{1}{2}$ " iron rod; thence South  $1^{\circ}16'58''$  East 42.00 feet to a  $\frac{1}{2}$ " iron rod; thence South  $52^{\circ}17'32''$  East, 77.55 feet to a  $\frac{1}{2}$ " iron rod; thence South  $0^{\circ}11'49''$  West, 206.67 feet to a  $\frac{1}{2}$ " iron rod on the Northwesterly right of way line of the above described highway; thence North  $62^{\circ}36'15''$  East, 32.55 feet along said right of way line, to the place of beginning.

State of Oregon, County of Klamath  
Recorded 08/30/00, at 3:36 p. m.  
In Vol. M00 Page 31962  
**Linda Smith,**  
County Clerk Fee\$ 26<sup>00</sup>