

2000 AUG 30 PM 3:36



After recording return to:

Wendy N. Ivie
11049 Hwy 66
Klamath Falls, OR 97601

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

Wendy N. Ivie
11049 Hwy 66
Klamath Falls, OR 97601

Escrow No. K55811B
Title No.

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 Wendy N. Ivie, 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 \$38,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 30 day of August, 2000.

Raymond C. Biwer
Raymond C. Biwer

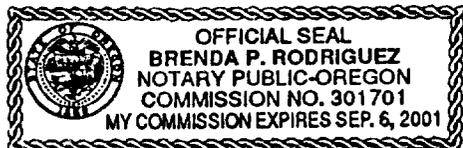
Doris E. Biwer
Doris E. Biwer

STATE OF OREGON
County of Klamath } ss.

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

Brenda P. Rodriguez
Notary Public for Oregon

My commission expires: 9-6-01



126-

Description of Property

A parcel of land situate in the W ½ of the SW ¼ of the SE ¼ of Section 28, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the intersection of the Easterly line of the W ½ SW ¼ SE ¼ 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 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; 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.

Together with an easement over and across the Westerly 12 feet of the following described parcel:

Beginning at the intersection of the Easterly line of the W ½ of the SW ¼ of the SE ¼ 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 ½ SW ¼ SE ¼ 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, that portion contained in Deed Volume M-99 on page 51398, records of Klamath County, Oregon.

State of Oregon, County of Klamath
 Recorded 08/30/00, at 3:36 p. m.
 In Vol. M00 Page 31964
 Linda Smith,
 County Clerk Fee \$ 26.00