



200 SEP 28 AM 11:10

THIS SPACE RESERVED FOR RECORDER'S USE

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After recording return to:

Randy Jertberg

19515 Webber Road

Klamath Falls, OR 97603

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

Randy Jertberg

19515 Webber Road

Klamath Falls, OR 97603

Escrow No. K55959P

Title No. K-55959

### STATUTORY WARRANTY DEED

Carl D. Kinney, Grantor, conveys and warrants to Randy Jertberg and Laura Jertberg, husband & wife, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

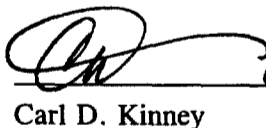
SEE LEGAL DESCRIPTION DISCLOSED AS EXHIBIT "A", ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN.....

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 \$215,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 22 day of September, 2000.

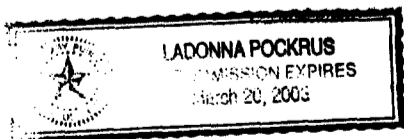
 Carl D. Kinney  
Carl D. Kinney

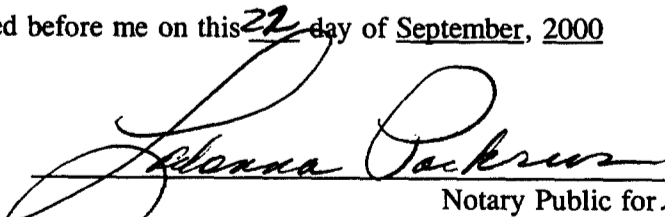
STATE OF OREGON

County of Klamath

} ss.

This instrument was acknowledged before me on this 22 day of September, 2000  
by Carl D. Kinney



  
Notary Public for Oregon Texas

My commission expires: 3-20-03

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## DESCRIPTION

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

The NE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 31 and the N  $\frac{1}{2}$  of the NW  $\frac{1}{4}$  and SE  $\frac{1}{4}$  NW  $\frac{1}{4}$  of Section 32, Township 39 South, Range 11  $\frac{1}{2}$  East of the Willamette Meridian in the County of Klamath, State of Oregon.

EXCEPTING THEREFROM that portion of the NE  $\frac{1}{4}$  NW  $\frac{1}{4}$  of said Section 32 at a point thereon distant 30 feet South of the quarter corner between Sections 29 and 32 of Township 39 South, Range 11  $\frac{1}{2}$  East of the Willamette Meridian; thence South 300 feet; thence West 145 feet; thence North 300 feet; thence East 145 feet to the point of beginning.

## TOGETHER WITH:

A non-exclusive easement for ingress and egress over and across a 30 foot wide strip of land in Section 32, Township 39 South, Range 11  $\frac{1}{2}$  East Willamette Meridian, County of Klamath, State of Oregon, being 15 feet on each side of the following described centerline.

Beginning at a point on the East boundary of the NE  $\frac{1}{4}$  SW  $\frac{1}{4}$  Section 32 from which the center  $\frac{1}{4}$  corner Section 32 bears N.  $00^{\circ}12'47''$  W. 15.00 feet; thence S.  $89^{\circ}53'23''$  W 398.60 feet and parallel to and 15.00 feet distance from the North boundary of the NE  $\frac{1}{4}$  SW  $\frac{1}{4}$  Section 32 to a point of curvature; thence Southwesterly 212.04 feet along the arc of 149.99-foot radius curve to the left (the long chord bears S.  $49^{\circ}23'23''$  W. 194.82 feet) to the point of tangency; thence S.  $8^{\circ}53'23''$  W. 253.25 feet to a point of curvature; thence Southwesterly and Northwesterly 294.00 feet along the arc of a 114.59 foot radius curve to the right (the long chord bears S.  $82^{\circ}23'23''$  W. 219.74 feet) to the point of tangency; thence N.  $24^{\circ}06'37''$  W. 346.30 feet to a point of curvature; thence Northwesterly 172.78 feet along the arc of a 149.99 foot radius curve to the left (the long chord bears N.  $57^{\circ}06'37''$  W. 163.38 feet) to the point of tangency, thence S.  $89^{\circ}53'23''$  W. 243.10 feet and parallel to and 15.00 feet distance from the North boundary of the NE  $\frac{1}{4}$  SW  $\frac{1}{4}$  Section 32 to the intersection of the West boundary of the NE  $\frac{1}{4}$  SW  $\frac{1}{4}$  Section 32, to point of ending.

And an easement for ingress and egress over a 30 foot right of way on the Northerly side of NE  $\frac{1}{4}$  SW  $\frac{1}{4}$  Section 32, Township 39 South, Range 11  $\frac{1}{2}$  East of the Willamette Meridian, as described in Deed Volume M79 page 15172 and 15173. AND a non-exclusive easement for ingress and egress over and across a 30 foot strip along the East boundary of the SW  $\frac{1}{4}$  NW  $\frac{1}{4}$  and along the North 30 feet of the East boundary of the NW  $\frac{1}{4}$  SW  $\frac{1}{4}$  Section 32, Township 39 South, Range 11  $\frac{1}{2}$  East of the Willamette Meridian.

State of Oregon, County of Klamath  
Recorded 09/28/00, at 11:10 a.m.  
In Vol. M00 Page 35503  
**Linda Smith,**  
County Clerk Fee\$ 26<sup>00</sup>