

200 OCT 19 PM 2:53

ASPEN 51869

After recording return to:

TITLE ORDER NO: 51869

RALPH E. FERGUSON
12680 HIGHWAY 101 S.
TILLAMOOK, OR 97141

AMERICAN STATES ESCROW NO: 03-11495

Until a change is requested tax statements
shall be sent to the following address:
SAME AS ABOVE

Vol M00 Page 38199

WARRANTY DEED -- STATUTORY FORM
(INDIVIDUAL or CORPORATION)

PAUL W. CHAMBERLAIN Grantor,

conveys and warrants to:

RALPH E. FERGUSON, Grantee,

the following described real property free of encumbrances except as
specifically set forth herein:

SEE EXHIBIT "A" WHICH IS MADE A PART HEREOF BY THIS REFERENCE

Tax Account No: 133064

Map No: 2309-24DO-400

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 \$32,500.00 . However, if
the actual consideration consists of or includes other property or other
value given or promised, such other property or value was part of the/the
whole of the (indicate which) consideration.

If grantor is a corporation, this has been signed by authority of the Board of
Directors.

Dated this 28th day of September, 2000.

GRANTOR(S):

PAUL W. CHAMBERLAIN

STATE OF OREGON, County of Deschutes) ss.

This instrument was acknowledged before me on September 28th, 2000,
by PAUL W. CHAMBERLAIN

Diane F. Mowry
Notary Public for Oregon

My commission expires: 9/12/04



26A

EXHIBIT "A"

The W 1/2 SE 1/4 of Section 24, lying Northwesterly of U.S. 97, Township 23 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

EXCEPTING THEREFROM:

Any portion of the above described parcel conveyed to Richard J. Fletcher and Carol Fletcher by Warranty Deed recorded May 2, 1967 in Deed Volume M-67, Page 3294, Klamath County Microfilm Records, being the North 100.8 feet of the W 1/2 SE 1/4 of said Section 24 lying Northwesterly of U.S. 97.

AND FURTHER EXCEPTING THEREFROM:

Any portion of the above described parcel under Contract of Sale to Ivan G. Brown and Mary Lou Brown, recorded August 13, 1971 in Miscellaneous Volume M-71 at Page 8521, Microfilm Records, more particularly described as follows:

Commencing at the intersection of the Southeasterly right of way line of the Dalles-California Highway and the Northeasterly right of way of Tumbo Drive as shown on the duly recorded subdivision "JACK PINE VILLAGE"; thence North 59 degrees 12' West, 300.00 feet to the Northwesterly right of way line of said Highway; thence North 30 degrees 48' East, along said Northwesterly right of way line, 429.85 feet to the true point of beginning of this description; thence North 59 degrees 12' West, 170.00 feet; thence South 30 degrees 48' West, 200.00 feet; thence North 59 degrees 12' West, 271.88 feet to the approximate centerline of an irrigation canal; thence North 34 degrees 12' East, along said centerline, 593.04 feet; thence South 59 degrees 12' East, 406.71 feet to the said Northwesterly right of way line; thence South 30 degrees 48' West, along said Northwesterly right of way line 392.00 feet to the true point of beginning.

CODE 51 MAP 2309-24DO TL 400

State of Oregon, County of Klamath
Recorded 10/19/00, at 2:53 p.m.
In Vol. M00 Page 38199
Linda Smith,
County Clerk Fee \$ 26⁰⁰