



THIS SPACE RESERVED FOR RECORDER'S USE

Vol M00 Page 46786

After recording return to:

Chuck Van Horn

PO Box 1821

Cave Creek, AZ 85327

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

Chuck Van Horn

PO Box 1821

Cave Creek, AZ 85327

Escrow No. K56205B

Title No. K56205B

### STATUTORY WARRANTY DEED

Lindo Carnini, an estate in fee simple, Grantor, conveys and warrants to <sup>Charles</sup>~~Chuck~~ Van Horn and Josephine Van Horn, husband and wife, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

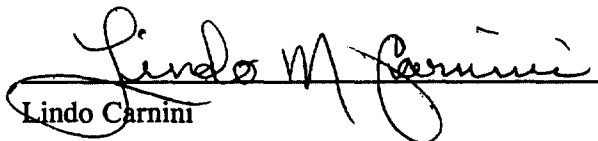
See legal description marked Exhibit "A" attached hereto and by this reference made a part hereof as though fully set forth herein.

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 \$49,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 21 day of December, 2000.

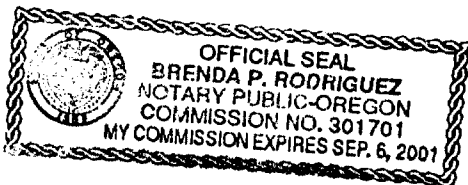
  
Lindo Carnini

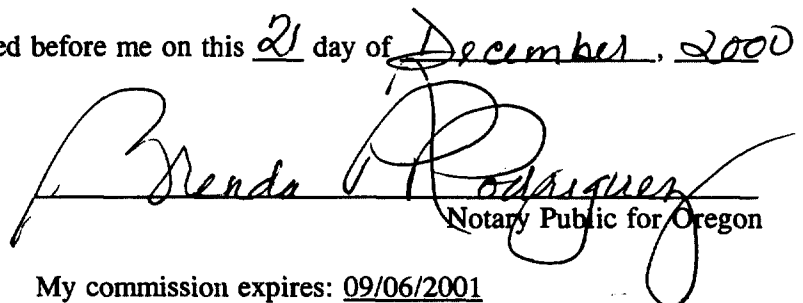
STATE OF OREGON

County of Klamath

} ss.

This instrument was acknowledged before me on this 21 day of December, 2000  
by Lindo Carnini



  
Notary Public for Oregon  
My commission expires: 09/06/2001

## DESCRIPTION

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

Beginning at the Southeast corner of Section 10, Township 36 South, Range 10 East of the Willamette Meridian; thence North along the East line of said Section a distance of 1200 feet to the Southeast corner of "Sprague River Village", a platted subdivision; thence West along the South line of said subdivision 1650 feet to the Southwest corner thereof; thence South 300 feet; thence West 990 feet, more or less, to the West line of the SE  $\frac{1}{4}$  of said Section 10; thence South along said West line 900 feet, more or less, to the Southwest corner thereof; thence East along the South line of said Section 10, 2640 feet, more or less, to the point of beginning.

Also the following: All that portion of the E  $\frac{1}{2}$  SW  $\frac{1}{4}$  of Section 10, Township 36 South, Range 10 East of the Willamette Meridian, lying Southeasterly of the O. C. & E. Railroad right of way, more particularly described as follows:

Beginning at the Southeast corner of said SW  $\frac{1}{4}$  of said Section 10, run thence Westerly along the South Section line of said Section 10, a distance of 504 feet, more or less, to the Easterly boundary of said railway right of way; thence run Northerly and Northeasterly along said Easterly boundary line of said railway right of way to an intersection with the Easterly line of said SW  $\frac{1}{4}$  of said Section 10, which intersection is 1705 feet more or less Northerly from the point of beginning; thence South to the point of beginning.

EXCEPTING FROM the SE  $\frac{1}{4}$  of Section 10, the following: Beginning at the Southeast corner of said Section 10; thence North 100 feet; thence West 180 feet; thence South 100 feet to the South line of said Section; thence East along said line 180 feet to the point of beginning.

State of Oregon, County of Klamath  
Recorded 12/28/00, at 3:18 p. m.  
In Vol. M00 Page 46786  
**Linda Smith,**  
County Clerk Fee\$ 26<sup>00</sup>-