



After recording return to:

Milton A. Wise
876 Cedro Way
Stanford, CA 94305

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

Milton A. Wise
876 Cedro Way
Stanford, CA 94305

Escrow No. K56700S

Title No. K56700-S

THIS SPACE RESERVED FOR RECORDER'S USE

Vol MQ1 Page 12294

STATUTORY WARRANTY DEED

Billy G. Mann, Grantor, conveys and warrants to Milton A. Wise, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Attached Exhibit "A" Legal Description

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 \$160,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 27th day of March, 2001.

Billy G. Mann

STATE OF OREGON

County of KLAMATH

} ss.

This instrument was acknowledged before me on this 27th day of March, 2001
by Billy G. Mann



Notary Public for Oregon

My commission expires: 8-2-03

K26-

12295

**LEGAL DESCRIPTION
DESCRIPTION**

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

A parcel of land situated in the S $\frac{1}{2}$ of SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 20, Township 39 South, Range 10 East of the Willamette Meridian, more particularly described as follows:

Commencing at the Southwest corner of the NW $\frac{1}{4}$ of said Section 20; thence North 00°21'40" East along the West line of said Section 20, 301.29 feet; thence leaving said West line North 89°56'43" East 35.00 feet to the Easterly right of way line of the County Road and the point of beginning of this description; thence continuing North 89°56'43" East 1302.05 feet; thence South along the East line of said S $\frac{1}{2}$ of SW $\frac{1}{4}$ of NW $\frac{1}{4}$ to the Southeast corner thereof; thence West along the South line of said S $\frac{1}{2}$ of SW $\frac{1}{4}$ of NW $\frac{1}{4}$ to the Easterly right of way line of said County Road; thence North along the Easterly line of said County Road to the point of beginning of this description.

EXCEPTING THEREFROM a parcel of land situated in the NW $\frac{1}{4}$ of Section 20, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Commencing at a bolt at the intersection of the centerlines of Reeder Road and Short Road, county roads, and marking the Southwest corner of said NW $\frac{1}{4}$; thence South 89°59'50" East along the South line of said NW $\frac{1}{4}$, 30.00 feet to the Easterly right of way line of said Reeder Road; thence North 00°21'40" East along said right of way line, 158.56 feet to the point of beginning for this description; thence continuing North 00°21'40" East, along said right of way line, 142.76 feet; thence North 89°56'43" East, 1307.05 feet to a 5/8 inch iron pin; thence South 00°17'02" West along the East line of the SW $\frac{1}{4}$ NW $\frac{1}{4}$, 143.42 feet to a 1/2 inch iron pin; thence South 89°58'27" West 1307.24 feet to the point of beginning.

ALSO EXCEPTING THEREFROM that certain lateral constructed or to be constructed by the United States running down the West line of Section 20 to the Northwest corner of the SW $\frac{1}{4}$ of said Section 20, a strip 10 feet wide on each side of center line being required therefore, and also all canals and ditches of the Old Ankeny System as conveyed to the United States of America by Deed recorded December 21, 1907 in Volume 23 page 403, Deed records of Klamath County, Oregon.

State of Oregon, County of Klamath
Recorded 03/27/01, at 3:25 p.m.
In Vol. M01 Page 12294
Linda Smith,
County Clerk Fee\$ 26⁰⁰