



After recording return to:

John Worthington
5544 Independence
Klamath Falls, OR 97603

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

John Worthington
5544 Independence
Klamath Falls, OR 97603

Escrow No. K56633S

Title No. K56633B

THIS SPACE RESERVED FOR RECORDER'S USE

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STATUTORY WARRANTY DEED

^{-AKA Chris M. Rowan}
Chris Michael Rowan, an estate in fee simple, Grantor, conveys and warrants to John Worthington, an estate in fee simple, 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 \$50,500.00 (Here comply with the requirements of ORS 93.030)

Dated this 27th day of March, 2001.

Chris Michael Rowan

Chris Michael Rowan

STATE OF OREGON

County of Klamath

} ss.

This instrument was acknowledged before me on this 27th day of March, 2001
by Chris Michael Rowan



Stacy Hilferty
Notary Public for Oregon

My commission expires: 8-2-03

Exhibit A

All of Tract 34 of Independence Tracts, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, SAVING AND EXCEPTING the following described parcel:

Beginning at the Northeast corner of Lot 34, Independence Tracts, situated in the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 11, Township 39 South, Range 9 East, Willamette Meridian, Klamath County, Oregon; thence along the boundary between Lots 33 and 34, South $0^{\circ}13'$ East 270.86 feet to the Southeast corner of Lot 34; thence along the Southerly boundary of said Lot 34, North $66^{\circ}59'$ West, 17.41 feet to a point; thence parallel to the Easterly line of said Lot 34; North $0^{\circ}13'$ West, 267.34 feet, more or less, to the Northerly boundary of said Lot 34; thence along said Northerly boundary, South $78^{\circ}23'$ East, 16.35 feet, more or less, to the Point of Beginning.

State of Oregon, County of Klamath
Recorded 03/28/01, at 2:15 p. m.
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Linda Smith,
County Clerk Fee \$ 26.⁰⁰