

01 APR 9 AM 11:08



THIS SPACE RESERVED FOR RECORDER'S USE

Vol M01 Page 14487

After recording return to:

Bert H. Goff

2665 4th ST

Bonanza, OR 97623

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

Bert H. Goff

Same as above

Escrow No. K56848S

Title No. K56848S

STATUTORY WARRANTY DEED

Allen D. Bergstrom and Cynthia Bergstrom, as tenants by the entirety; Grantor, conveys and warrants to Bert H. Goff and Margery V. Goff, as tenants by the entirety; 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 \$90,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 9th day of April, 2001.


Allen D. Bergstrom

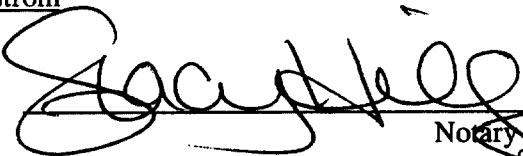

Cynthia Bergstrom

STATE OF OREGON

County of KLAMATH

} ss.

This instrument was acknowledged before me on this 9th day of April, 2001
by Allen D. Bergstrom and Cynthia Bergstrom


Notary Public for Oregon
My commission expires: 8-2-03



K26-

PARCEL 1:

Lots 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23 and 24 Block 45, Grandview Addition to Bonanza, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, Block 45, Grandview Addition to Bonanza, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon. Saving and excepting a 40 foot strip reserved by the Horsefly Irrigation District for a ditch right of way.

Together with a parcel of land situated in "Grandview Addition to the Town of Bonanza", in the SW ¼ of Section 10, Township 39 South, Range 11 East of the Willamette Meridian, and more particularly described as follows:

Commencing at a 5/8" pin marking the NW corner of Block 45 of said Grandview Addition, thence along the west line of said Block 45 South 00°01'36" West 126.84 feet to a 5/8" pin and the NW corner of the alley and the "True Point of Beginning" for this description, thence continuing along the West line of said Block 45 South 00°01'36" West 16.00 feet to a 5/8" pin and the SW corner of the alley; thence leaving said West line of said Block 45, and then along the South line of said alley North 89°57'13" East 299.48 feet to a 5/8" pin and the East line of said Block 45 and the SE corner of the alley, thence along the East line of said Block 45 North 00°09'50" East 16.00 feet to a 5/8" pin and the NE corner of the alley, thence leaving said East line of said Block 45 and then along the North line of said alley South 89°57'13" West 299.52 feet to the "True Point of Beginning". Bearings are based on Record of Survey 6237.

Saving and Excepting, A Parcel of land situated in "Grandview Addition to the Town of Bonanza", in the SW ¼ of Section 10, Township 39 South, Range 11 East of the Willamette Meridian and more particularly described as follows:

Commencing at a 5/8" pin marking the NW corner of Block 45 of said Grandview Addition, thence along the West line of said Block 45 South 00°01'36" West 100.00 feet to a 5/8" pin and the "True Point of Beginning" for this description, thence continuing along the West line of said Block 45 South 00°01'36" West 16.00 feet to a 5/8" pin, thence leaving said West line of said Block 45 North 89°56'16" East 299.54 feet to the East line of said Block 45 and a 5/8" pin, thence along the East line of said Block 45 North 00°09'50" East 16.00 feet to a 5/8" pin, thence leaving said East line of said Block 45 on a line that is 100 feet South of at right angles and parallel to the North line of said Block 45 South 89°58'16" West 299.58 feet to said "True Point of Beginning". Bearings are based on Record of Survey 6237.

PARCEL 3:

That portion of Lots 1 through 12 Block 45 Grandview Addition to Bonanza, lying South of the following described new relocated alley way.

Commencing at a 5/8" pin marking the Northwest corner of Block 45 of said Grandview Addition; thence along the West line of said Block 45 South 00°01'36" West 100.00 feet to a 5/8" pin and the true point of beginning for this description, thence continuing along the West line of said Block 45 South 00°01'36" West 16.00 feet to a 5/8" pin; thence leaving said West line of said Block 45 North 89°56'16" East 299.54 feet to the East line of said Block 45 and a 5/8" pin; thence along the East line of said Block 45 North 00°09'50' East 16.00 feet to a 5/8" pin; thence leaving said East line of said Block 45 on a line that is 100 feet South of at right angles and parallel to the North line of said Block 45 South 89°58'16" West 299.58 feet to said True Point of Beginning. Bearings are based on Record of Survey 6237.

State of Oregon, County of Klamath
Recorded 04/09/01, at 11:08 a. m.
In Vol. M01 Page 14487
Linda Smith,
County Clerk Fee \$ 26⁰⁰