

01 APR 12 PM 1:13



THIS SPACE RESERVED FOR RECORDER'S USE

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After recording return to:

Rheta J. Stearns

PO Box 1627

Klamath Falls, OR 97601

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

Rheta J. Stearns

PO Box 1627

Klamath Falls, OR 97601

Escrow No. K56638S

Title No. K56638S

STATUTORY WARRANTY DEED

James Garland, Trustee of the James Garland Profit Sharing Plan and Trust, Grantor, conveys and warrants to Rheta J. Stearns, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Attached Exhibit "A"

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 property is also subject to Acct #'s 365955, 365946, and 885370's delinquent taxes.

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 \$27,500.00 (Here comply with the requirements of ORS 93.030)

Dated this 5th day of April, 2001.

The James Garland Profit Sharing Plan and Trust

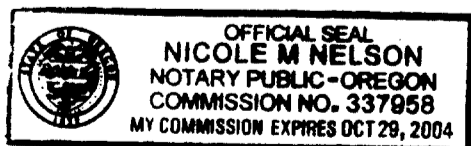
By: James Garland
James Garland, Trustee

STATE OF OREGON

County of KLAMATH

} ss.

This instrument was acknowledged before me on this 5th day of April, 2001
by James Garland, Trustee of the James Garland Profit Sharing Plan and Trust



Nicole M. Nelson

Notary Public for Oregon

My commission expires: 10-29-04

EXHIBIT "A"

15432

DESCRIPTION

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

Parcel 1:

The North 43 feet of the following described property in the County of Klamath, State of Oregon:

Beginning at a point which is 1310 feet West and 30 feet North of the corner common to Sections 2 and 3, Township 37 South, Range 14 East of the Willamette Meridian, and Sections 34 and 35, Township 36 South, Range 14 East of the Willamette Meridian; thence West 80 feet; thence North 125 feet; thence East 80 feet; thence South 125 feet to the place of beginning, being a portion of the SW $\frac{1}{4}$ SE $\frac{1}{4}$ and the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 34, Township 36 South, Range 14 East of the Willamette Meridian.

Parcel 2:

The South 82 feet of the following described property in the County of Klamath, State of Oregon:

Beginning at a point which is 1310 feet West and 30 feet North of the corner common to Sections 2 and 3, Township 37 South, Range 14 East of the Willamette Meridian, and Sections 34 and 35, Township 36 South, Range 14 East of the Willamette Meridian; thence West 80 feet; thence North 125 feet; thence East 80 feet; thence South 125 feet to the place of beginning, being a portion of the SW $\frac{1}{4}$ SE $\frac{1}{4}$ and the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 34, Township 36 South, Range 14 East of the Willamette Meridian.

TOGETHER WITH the vacated North 10 feet of Marvin Street lying adjacent to the South line of the above described property.

State of Oregon, County of Klamath
Recorded 04/12/01, at 1:13 p. m.
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Linda Smith,
County Clerk Fee 26⁰⁰