

MT 53882-KR
WARRANTY DEED

'01 JUN 1 AM 11:11

Vol M01 Page 25741

SHERRIE J. DAMRON,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

JERRY L. LOUCKS and VERSA ROSE-LOUCKS, as tenants by the entirety,

Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of **KLAMATH** and State of Oregon, to wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE.

ACCT #3407-035A0-01101

KEY #880745

ACCT #3407-035A0-01001

KEY #879887

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:
and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

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 and actual consideration for this conveyance is 176,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 2870 SPRAGUE RIVER ROAD, CHILOQUIN, OR 97624

Dated this 31st day of May, 2001.

Sherrie J. Damron
SHERRIE J. DAMRON

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on May 31, 2001 by
SHERRIE J. DAMRON.



Kristil Redd
(Notary Public for Oregon)
My commission expires 11/16/2003

ESCROW NO. MT53882-KR

Return to:
JERRY L. LOUCKS
2870 SPRAGUE RIVER ROAD
CHILOQUIN, OR 97624

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

The W1/2 of a portion of the NE1/4 of Section 35, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeast corner of the SE1/4 NW1/4 NE1/4 of said Section 35; thence West along the North line of said SE1/4 NW1/4 NE1/4, 265 feet to a point; thence South parallel with the East line of said SE1/4 NW1/4 NE1/4, 433.5 feet to a point, said point being the true point of beginning of the tract to be hereinafter described; thence West parallel with the North line of said SE1/4 NW1/4 NE1/4 100 feet to a point; thence South parallel with the East line of said SE1/4 NW1/4 NE1/4 and the NE1/4 SW1/4 NE1/4 of said Section 35, 470 feet, more or less to a point on the Northerly line of Sprague River, thence Northeasterly along the Northerly line of Sprague River, 124.0 feet, more or less, to a point which is 265 feet West of the East line of the NE1/4 SW1/4 NE1/4 of said Section 35, when measured at right angles to said NE1/4 SW1/4 NE1/4; thence North and 265 feet West of the East line of said SE1/4 NW1/4 NE1/4 and NE1/4 SW1/4 NE1/4, 390.0 feet more or less to the true point of beginning.

ALSO, the W1/2 of a parcel of land situate in the NW1/4 NE1/4 of Section 35, Township 34 South, Range 7 East of the Willamette Meridian, more particularly described as follows:

Beginning at the Northeast corner of the SE1/4 NW1/4 NE1/4 of said Section 35; thence West along the North line of said SE1/4 NW1/4 NE1/4, 265 feet to a point; thence South parallel with the East line of said SE1/4 NW1/4 NE1/4, 433.50 feet to the true point of beginning of this description; thence West parallel with the North line of said SE1/4 NW1/4 NE1/4, 100 feet to a point; thence North parallel with the East line of said SE1/4 NW1/4 NE1/4 to a point on the South boundary of the Chiloquin-Sprague River Road; thence Easterly along the South boundary of said road to a point of intersection of said South boundary of said road with a line parallel to and 265 feet West of East line of the SE1/4 NW1/4 NE1/4 of said Section 35; thence South parallel with the East line of said SE1/4 NW1/4 NE1/4 to the true point of beginning of this description.

PARCEL 2:

A portion of a tract of land situated in the W1/2 of the NE1/4 in Section 35, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the NW corner of the SE1/4 NW1/4 NE1/4 of said Section; thence East at the North line of the SE1/4 NW1/4 NE1/4 205.6 feet to the true point of beginning; thence South 00 degrees 36' 23" East to the center line of the Sprague River; thence Northeast at said center line to a point South of the Southwest corner of Deed Volume M90, page 2741; thence North at the West line of Deed Volume M90, page 2741 to the North line of the SE1/4 NW1/4 NE1/4; thence West at said line to the true point of beginning. EXCEPTING THEREFROM: Any portion lying within the limits of the Chiloquin-Sprague River Highway right of way.

State of Oregon, County of Klamath
Recorded 06/01/01, at 11:11 a.m.
In Vol. M01 Page 25741
Linda Smith,
County Clerk Fee\$ 26.⁰⁰