

'01 JUN 5 PM3:14

mtc 54064-KR
WARRANTY DEED

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KENNETH D. CLUTE,

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

JERRY 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 #3407-035A0-01100

KEY #204852

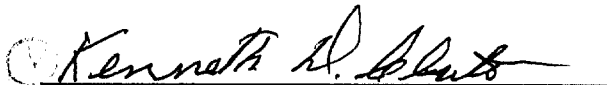
SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:
and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, 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 18,000.00.

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 4th day of June, 2001.


KENNETH D. CLUTE


STATE OF CALIFORNIA

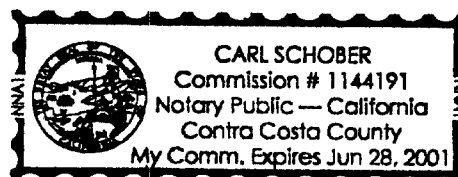
COUNTY OF Contra Costa

}
} ss.
}

On June 4, 2001 before me, Carl Schober
personally appeared KENNETH D. CLUTE personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that executed the same in authorized capacity(ies), and that by signatures(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature 



ESCROW NO. MT54064-KR

Return to:

JERRY LOUCKS

2870 SPRAGUE RIVER ROAD

CHILOQUIN, OR 97624

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

The E1/2 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 E1/2 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 the E1/2 W1/2 NE1/4 of Section 35, Township 34 South, Range 7 East, Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at the C-N-NE 1/64 corner of Section 35; thence S88-58-50W, 265.00 feet, along the North line of the SE1/4 NW1/4 NE1/4 of said Section 35; thence leaving said North line S00-47-57W, 57.44 feet to a 5/8 inch rebar with a plastic cap stamped, R. Scott S&S Sur Prop Cor Pls 2265 on the Southerly right-of-way of Chiloquin-Sprague River Road, said point being the true point of beginning; thence continuing S00-47-57W, 701.13 feet to a 5/8 inch rebar with a plastic cap stamped as said, marking a 10.00 foot offset reference point from the mean high water of the Sprague River; thence continuing S00-47-57W, 10.00 feet to the mean high water mark of said Sprague River and hereby referred to as Point "C"; thence upstream in a Northeasterly direction following the sinuosities of the mean high watermark of said Sprague River to a point hereby referred to as Point "D", a line from Point "C" to Point "D" bears N59-20-54E, 93.50 feet; thence N08-38-56W, 3.00 feet to a point marked by a fence post; thence continuing N08-38-56W, 361.09 feet to a point; thence N00-47-57E, 304.54 feet to a point on the Southerly right-of-way line of said Chiloquin-Sprague River Road; thence S86-56-53W, 20.05 feet along said Southerly right-of-way to the point of beginning.

State of Oregon, County of Klamath

Recorded 06/05/01, at 3:14 p. m.

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Linda Smith,

County Clerk Fee\$ 26⁰⁰