



THIS SPACE RESERVED FOR RECORDER'S USE

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After recording return to:

Donald K. Schwinn

12176 Hwy 66

Klamath Falls, OR 97601

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

Donald K. Schwinn

12176 Hwy 66

Klamath Falls, OR 97601

Escrow No. K57200B

Title No. K57200B

'01 JUL 3 PM3:22

### STATUTORY WARRANTY DEED

Julia Delores Nelson and John W. Powell and Barbara Powell, Trustees or their successors in trust under the Powell Loving Trust dated April 19, 1993, and any amendments thereto, Grantor, conveys and warrants to Donald K. Schwinn and Debra M. Schwinn, Husband and Wife, 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 \$130,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 21 day of June, 01.

Julia Delores Nelson  
Julia Delores Nelson

John W. Powell Trustee  
John W. Powell Trustee

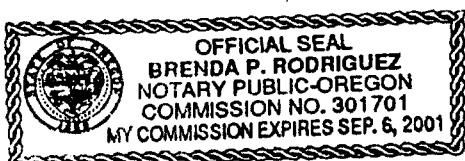
Barbara Powell  
Barbara Powell Trustee

STATE OF OREGON

County of Klamath

} ss.

This instrument was acknowledged before me on this 21 day of June, 2001 by Julia Delores Nelson and John W. Powell and Barbara Powell as Trustees of the Powell Loving Trust dated April 19, 1993 and any amendments thereto



Brenda P. Rodriguez  
Notary Public for Oregon  
My commission expires: 09/06/2001

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## LEGAL DESCRIPTION

Beginning at a point on the South line of the NE  $\frac{1}{4}$  of Section 32, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, from which the quarter corner common to Secs. 32 and 33 bears North  $89^{\circ}34'$  East 30 feet; thence North  $0^{\circ}06'$  East 1311.2 feet to the Southerly line of the Ashland-Klamath Falls Highway; thence along said line South  $72^{\circ}21'$  West 340.1 feet; thence South  $0^{\circ}06'$  West 1210.35 feet; thence North  $89^{\circ}34'$  East 324.0 feet to the point of beginning, being in the E  $\frac{1}{2}$  SE  $\frac{1}{4}$  NE  $\frac{1}{4}$  of said Section 32.

State of Oregon, County of Klamath

Recorded 07/03/01 at 3:22 p m.

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*Linda Smith,*

County Clerk Fee\$ 26<sup>00</sup>