



After recording return to:

Robert Fontana

PO Box 340

St. Paul, OR 97137

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

Robert Fontana

PO Box 340

St. Paul, OR 97137

Escrow No. 014326

Title No. K-57157

THIS SPACE RESERVED FOR RECORDER'S USE

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'01 JUL 17 PM3:13

STATUTORY WARRANTY DEED

Charles H. Bainbridge and Judi A. Bainbridge, Grantor, conveys and warrants to Robert Fontana,

Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Exhibit "A" attached and made a part hereof.

This property is free of liens and encumbrances, EXCEPT:
Easements, Covenants, Conditions and Restrictions of record, if any.

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 \$46,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 12 day of July, 2001.

Charles H. Bainbridge

Judi A. Bainbridge

STATE OF ARKANSAS

County of Polk } ss.

This instrument was acknowledged before me on this 12 day of JULY, 2001
by CHARLES H. BAINBRIDGE and JUDI A. BAINBRIDGE

Notary Public for ~~Oregon~~ ARKANSAS

My commission expires: May 23, 2002

35034

EXHIBIT "A"
DESCRIPTION OF PROPERTY

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

Beginning at an iron pin on the East line of Kurtz Road, said point being S. 88°13'49" W a distance of 1289.54 feet and N 00°13'32" E a distance of 369.52 feet from the East $\frac{1}{4}$ corner of said Section 16; thence N 00°13'32" E along the East line of Kurtz Road a distance of 361.30 feet to an iron pin; thence East a distance of 602.13 feet to an iron pin; thence South a distance of 361.30 feet to an iron pin; thence West a distance of 603.55 feet to the point of beginning. Situated in the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 16, Township 23 South, Range 10 E.W.M., Klamath County, Oregon. Survey No. 1118 as recorded in the office of the Klamath County Surveyor.

State of Oregon, County of Klamath
Recorded 07/17/01 at 3:13 p. m.
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Linda Smith,
County Clerk Fee \$ 26⁰⁰