

01 AUG 31 PM 3:22

K56447

Title Order No. 137724-KA

Escrow No. 137724-KA

After recording return to:

Claudine Marie Schlecht

PO Box 874

Gilchrist, OR 97737

Name, Address, Zip

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

Claudine Marie Schlecht

PO Box 874

Gilchrist, OR 97737

Name, Address, Zip

This space reserved for recorder's use

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STATUTORY WARRANTY DEED

Gidget C. Bishop, an estate in fee simple, Grantor, conveys and warrants to Claudine Marie Schlecht, Grantee, the following described real property free of encumbrances, except as specifically set forth herein situated in Klamath county, OREGON, to wit:
see Exhibit "A" attached hereto and made a part hereof.

This property is free from encumbrances, EXCEPT:

All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

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 \$83,000.00.

(Here comply with the requirements of ORS 93.030)

Dated this 28th day of August, 01, 19.

Gidget C. Bishop
Gidget C. Bishop



STATE OF OREGON, County of Deschutes

This instrument was acknowledged before me on August 28th, 01,
by Gidget C. Bishop

Kari Anderson
Notary Public for Oregon
My commission expires 7-11-04

K26

44751

EXHIBIT "A"

A parcel of land situated in the SW ¼ of Section 25, Township 24 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a 5/8 inch iron pin marking the northeast corner SE ¼ SW ¼ of said Section 25; thence South along the East line of said SE ¼ SW ¼ Section 25, 78.77 feet; thence South 62°49' West, 576.08 feet; thence North 334.91 feet to a point on the North line of said SE ¼ SW ¼ Section 25; thence North 89°12'47" East along said North line, 512.5 feet to the point of beginning.

TOGETHER WITH an easement 30.00 feet in width for ingress and egress adjacent to and Southerly of the Northwesternly line of the above described property.

State of Oregon, County of Klamath

Recorded 08/31/01 at 3:22 p.m.

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Linda Smith,

County Clerk Fee\$ 26⁰⁰