

01 NOV 7 PM 3:18



After recording return to:
Steven K. Gorden

Dairy, OR 97623

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

Steven K. Gorden

24444 HWY 70

Dairy, OR ~~97623~~ 97623

Bonanza

Escrow No. K57877S

Title No. K57877-S

THIS SPACE RESERVED FOR RECORDER'S USE

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STATUTORY WARRANTY DEED

D. E. Larrick, Grantor, conveys and warrants to Steven K. Gorden and Deeanna S. Gorden, as tenants by the entirety, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Attached Exhibit "A" Legal Description

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 \$170,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 17th day of November, 2001.

D. E. Larrick

By: D. E. Larrick

STATE OF OREGON

County of Klamath

} ss.

This instrument was acknowledged before me on this 17th day of November, 2001
by D. E. Larrick



Stacy Hilferty
Notary Public for Oregon

My commission expires: 8-2-03

K26'

57298

Exhibit A

That portion of the SW $\frac{1}{4}$ and the S $\frac{1}{2}$ NW $\frac{1}{4}$ lying Northwesterly of Highway #140, and Easterly of O. C. & E. Railroad in Section 23, Township 38 South, Range 11 $\frac{1}{2}$ E.W.M.

Section 26: that portion of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ described as follows: Beginning at a point on the North line of said NW $\frac{1}{4}$ NW $\frac{1}{4}$ which bears East a distance of 84.13 feet from a $\frac{5}{8}$ inch iron pin marking the Northwest corner of said Section 26; thence S. $26^{\circ}04'$ E. a distance of 834.54 feet to a $\frac{1}{2}$ inch iron pin on the Northwesterly right of way line of Highway #140; thence Northeasterly along said right of way to the North line of said NW $\frac{1}{4}$ NW $\frac{1}{4}$; thence West along said North line to the point of beginning.

Saving and Excepting therefrom any portion thereof lying within the right of way of the Oregon-California & Eastern Railway and/or any roads.

State of Oregon, County of Klamath
Recorded 11/07/01 2:18 p m.
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Linda Smith,
County Clerk Fee\$ 26⁰⁰