

01 NOV 9 PM 3:19



After recording return to:

Bradley R. Brockway

1120 Bly MTN CUT OFF

BONANZA, OR 97623

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

Bradley R. Brockway

AS ABOVE

Escrow No. K57838B

Title No. K57838B

THIS SPACE RESERVED FOR RECORDER'S USE

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### STATUTORY WARRANTY DEED

Howard T. Kellison, an estate in fee simple, Grantor, conveys and warrants to Bradley R. Brockway and G. Christine Brockway, as tenants by the entirety, 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 \$180,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 8 day of November, 2007.

Howard T. Kellison

Howard T. Kellison

STATE OF OREGON

County of Klamath

} ss.

This instrument was acknowledged before me on this 8 day of November, 2007 by Howard T. Kellison



Brenda P. Rodriguez  
Notary Public for Oregon  
My commission expires: 09/06/2005

K26

57767

Exhibit A

A tract of land situated in Government Lot 2 of Section 3, Township 39 South, Range 11 East of the Willamette Meridian, described as follows:

Beginning at a point on the West line of said Lot 2, said point being S. 00°15'00" E. 50.00 feet from the N ¼ corner of said Section 3; thence N. 89°54'49" E, parallel to and 50 feet Southerly of the North line of said Lot 2, 989.93 feet; thence S. 00°35'55" W. 304.16 feet; thence S. 80°58'32" E. 340.07 feet to the East line of said Lot 2; thence S. 00°16'14" E. 906.56 feet to the Southeast corner of said Lot 2; thence S. 89°44'24" W. 1321.37 feet to the Southwest corner of said Lot 2; thence N. 00°15'00" W. 1268.54 feet to the point of beginning

Saving and excepting a parcel of land more particularly described as follows: Beginning at the Southwest Corner of said Lot 2 (CN 1/16 corner); thence N. 00°15'00" W. along the West line of said Lot 2, 145.05 feet to a 5/8" iron pin with a Westvold and Assoc. plastic cap on the Southwesterly side of an irrigation canal; thence S. 44°14'24" E. along said canal, 201.57 feet to a point on the South line of said Lot 2 as marked by a 5/8" iron pin with Westvold and Assoc. plastic cap; thence S. 89° 44'24" W. 140.00 feet to the point of beginning.

State of Oregon, County of Klamath

Recorded 11/09/01 3:19 p. m.

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Linda Smith,

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