

02 JAN 10 PM 3:42



After recording return to:

Lenard Schmidt
1937 LeRoy Street
Klamath Falls, OR 97601

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

Lenard Schmidt
1937 LeRoy Street
Klamath Falls, OR 97601

Escrow No. K58170S

Title No. K58170-S

THIS SPACE RESERVED FOR RECORDER'S USE

Vol M02 Page 1705

State of Oregon, County of Klamath
Recorded 01/10/2002 3:42 p. m.
Vol M02, Pg 1705-06
Linda Smith, County Clerk
Fee \$ 26⁰⁰ # of Pgs 2

STATUTORY WARRANTY DEED

A. Darrel Rusth, Grantor, conveys and warrants to Lenard E. Schmidt, 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 \$136,500.00 (Here comply with the requirements of ORS 93.030)

Dated this 10 day of January, 2002

A. Darrel Rusth

A. Darrel Rusth

STATE OF OREGON

County of Klamath } ss.

This instrument was acknowledged before me on this 10 day of January, 2002
by A. Darrel Rusth



[Signature]
Notary Public for Oregon
My commission expires: 8-2-03

K26

Exhibit A

Parcel 1:

A portion of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 23, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the North line of the Klamath Falls-Ashland Highway and distant along said line of Highway 277.9 feet from intersection of said line and the East line of said SW $\frac{1}{4}$ NW $\frac{1}{4}$; thence Southwesterly along said line of Highway, 1050 feet to the most Easterly corner of the property herein conveyed which is the true point of beginning; thence North 40°00' West 400 feet; thence Southwesterly and parallel to said line of Highway 150 feet; thence South 40°00' East 400 feet to said line of Highway; thence Northeasterly along said line of Highway, 150 feet to the point of beginning.

Parcel 2:

A portion of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 23, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the North line of the Klamath Falls-Ashland Highway and distant along said line of Highway 277.9 feet Southwesterly from the intersection of said line and the East line of SW $\frac{1}{4}$ NW $\frac{1}{4}$; thence Southwesterly along said line of Highway, 1200 feet to the most Easterly corner of the property herein conveyed which is the true point of beginning; thence North 40°00' West 400 feet; thence Southwesterly and parallel with said line of said Highway 150 feet; thence South 40°00' East 400 feet to said Westerly line of said highway; thence Northeasterly 150 feet to the point of beginning.