

'02 FEB 20 AM 11:08



THIS SPACE RESERVED FOR RECORDER'S USE

MTL S64S6-KR

Vol M02 Page 10000

After recording return to:

VERNON EARL COLLINS

12821 HIGHWAY 39

KLAMATH FALLS, OR 97603

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

VERNON EARL COLLINS

12821 HIGHWAY 39

KLAMATH FALLS, OR 97603

Escrow No. MT56456-KR

Title No. _____

State of Oregon, County of Klamath

Recorded 02/20/2002 11:18 a m.

Vol M02, Pg 10000-10001

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

WARRANTY DEED

FINLEY D. SCHLUMBOHM and SANDRA SCHLUMBOHM, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to: VERNON EARL COLLINS and JEWEL MARIE COLLINS, as tenants by the entirety Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE
KEY #96942 4010-00700-00900-000

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any; and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration for this conveyance is \$ 229,000.00.

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.

Dated this 19th day of February, 2002.

FINLEY D. SCHLUMBOHM

SANDRA SCHLUMBOHM

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on February 19, 2002 by
FINLEY D. SCHLUMBOHM AND SANDRA SCHLUMBOHM.

(Notary Public for Oregon)

My commission expires

11/16/2003



EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in the NW1/4 of Section 7, Township 40 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the West boundary of said Section 7, said point being South 00° 12' 30" East along the center line of Klamath Falls-Malin State Highway a distance of 1,065.50 feet from the 5/8 inch iron pin marking the Northwest corner of said Section 7; thence South 89° 54' 30" East parallel with the North line of said Section 7 a distance of 27.40 feet to a 5/8 inch iron pin on the Easterly boundary of the Klamath Falls-Malin Highway; thence continuing South 89° 54' 30" East a distance of 974.34 feet to a 5/8 inch iron pin; thence North 01° 56' 16" East along the centerline of irrigation ditch a distance of 402.78 feet; thence North 17° 08' 30" West a distance of 9.00 feet to the Southeast corner of a tract conveyed to David E. Roof and wife by deed recorded July 6, 1967 in Book M67 at Page 5057; thence South 89° 39' 30" West along the South line of said Roof tract a distance of 1,019.50 feet to the centerline of Klamath Falls-Malin Highway and the Southwest corner of said Roof tract; thence South 00° 12' 30" East a distance of 408.50 feet to the point of beginning.

EXCEPTING THEREFROM that portion conveyed to the State of Oregon, by and through its Department of Transportation, recorded December 16, 1987 in Book M87 at Page 22389.