



After recording return to:

Gary Battles

88687 Evers Rd

Elmira, OR 97437

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

Gary Battles

Same

Escrow No. K58089B

Title No. K58089B

THIS SPACE RESERVED FOR RECORDER'S USE

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State of Oregon, County of Klamath

Recorded 03/26/2002 3:38p m.

Vol M02, Pg 17685-86

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

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### STATUTORY WARRANTY DEED

Len Petersen and Carolin J. Petersen, an estate in fee simple as tenants by the, Grantor, conveys and warrants to Gary Battles, an unmarried man, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Attached Exhibit "A" for 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 \$155,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 14th day of March, 2002.

Len Petersen  
Len Petersen

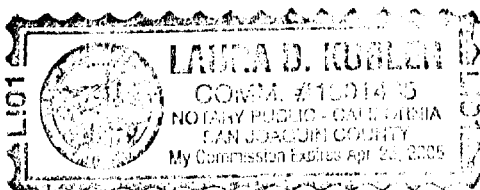
Carolin J. Petersen  
Carolin J. Petersen

STATE OF OREGON CALIFORNIA

County of San Joaquin

} ss.

This instrument was acknowledged before me on this 14th day of March, 2002 by Len Petersen and Carolin J. Petersen



Laura D. Kufner  
Notary Public for Oregon  
California

My commission expires: 4-25-05

K26

## DESCRIPTION

The following described real property situate in Klamath County, Oregon:

A parcel of land situated in the E  $\frac{1}{2}$  SW  $\frac{1}{4}$  of Section 2, Township 34 South, Range 7 East of the Willamette Meridian and the W  $\frac{1}{2}$  SE  $\frac{1}{4}$  of Section 2, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, lying Easterly of the centerline of Larsen Creek.

EXCEPTING THEREFROM a piece or parcel of land situate in Section 2, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a brass cap monument marking the quarter section corner common to Sections 2 and 11, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon; thence North  $89^{\circ}44'00''$  West along the section line 110.00 feet to its intersection with the centerline of a creek; thence in a general Northerly and Westerly direction along the thread of said creek, as determined during recorded Survey No. 1987 to a point on the Easterly boundary of a 3.09 acre parcel surveyed during said Survey No. 1987; thence North  $5^{\circ}08'41''$  West along said Easterly boundary 37.00 feet to a point marked by a  $\frac{5}{8}$ " iron pin; thence North  $5^{\circ}08'41''$  West 404.35 feet to a point marked by a  $\frac{5}{8}$ " iron pin; thence South  $84^{\circ}51'19''$  West 300.00 feet to a point on the West line of the E  $\frac{1}{2}$  SW  $\frac{1}{4}$  of said Section 2; thence North  $5^{\circ}08'41''$  West along said West line of the E  $\frac{1}{2}$  SW  $\frac{1}{4}$  865.57 feet to a point; thence South  $89^{\circ}47'23''$  East 1975.59 feet to a point; thence North  $4^{\circ}34'16''$  West 442.20 feet to a point on the East-West centerline of said Section 2, marked by a  $\frac{5}{8}$ " iron pin; thence South  $89^{\circ}48'03''$  East along said East-West centerline 764.73 feet to a  $\frac{5}{8}$ " iron pin marking the center East  $\frac{1}{16}$  corner of said Section 2; thence South  $1^{\circ}54'32''$  East along the East line of the W  $\frac{1}{2}$  SE  $\frac{1}{4}$  of said Section 2, 2643.39 feet to a  $\frac{5}{8}$ " iron pin marking the East  $\frac{1}{16}$  corner common to Sections 2 and 11; thence North  $89^{\circ}44'00''$  West along the South line of said Section 2, 1297.58 feet, more or less, to the point of beginning.