



After recording return to:

Don Nelson

2636 Tacoma

Bonanza, OR 97423

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

Don Nelson

Same as above

Escrow No. K58347S

Title No. K58347-S

THIS SPACE RESERVED FOR RECORDER'S USE

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State of Oregon, County of Klamath

Recorded 03/29/2002 3:21 P m.

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Linda Smith, County Clerk

Fcc \$ 21.00 # of Pgs 3

'02 MAR 29 PM3:21

### STATUTORY WARRANTY DEED

Rex W. Hunt, Grantor, conveys and warrants to Donald M. Nelson, 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 \$150,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 29 day of March, 2002.

Rex W. Hunt

Rex W. Hunt

STATE OF OREGON

County of Klamath

} ss.

This instrument was acknowledged before me on this 29 day of March, 2002  
by Rex W. Hunt

Stacy Hilferty  
Notary Public for Oregon  
My commission expires: 8-2-03



K31'

## Exhibit A

## Parcel One:

Beginning at a point South 89°50' West, 720 feet from the Quarter Section corner between Sections 9 and 10, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon; thence South 89°50' West 720 feet to a point; thence South 0°08' East, 360 feet to a point; thence North 89°50' East, 720 feet to a point; thence North 0°08' West, 360 feet to the point of beginning, being in the NE ¼ SE ¼ of Section 9, Township 39 South, Range 11 East of the Willamette Meridian. (Tax Account #3911-9DA-900)

## Parcel Two:

Beginning at a point which is South 89° 50' West 1440 feet and South 0°8' East 360 feet from the quarter corner common to Sections 9 and 10, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon; thence South 0° 8' East 165 feet; thence North 88°50' East 105 feet; thence South 0° 8' East 135 feet; Thence N. 89°50' E. 615 feet; thence N. 0°8' W. 300 feet; thence South 89°50' West 720 feet to the point of beginning. (Tax Account #3911-9DA-1000)

## Parcel Three:

A tract of land situated in the NE ¼ SE ¼ of Section 9, Township 39 South, Range 11 East of the Willamette Meridian, more particularly described as follows: Beginning at a 5/8 inch iron pin, with cap, located at the intersection of vacated Klamath Street and vacated Seattle Avenue in the vacated Bowne Addition to the town of Bonanza; thence South 01°35'10" East 446.69 feet; thence North 89°51'10" West parallel to College Street 93.00 feet; thence South 36°13'28" West 71.73 feet; thence South 01°35'10" East 125 feet to the North line of said College Street; thence North 89°51'10" West 211.27 feet to the Southwest corner of vacated Block 21 of said Bowne Addition; thence North 00°04'35" East along the West line of vacated Block 21 and Block 2 of said Bowne Addition 629.40 feet to the center of vacated Klamath Street; thence South 89°51'10" East along the centerline of said vacated Klamath Street 330.00 feet to the point of beginning. (Tax Account #3911-9DA-600)

## Parcel Four:

A tract of land situated in the SE ¼ NE ¼ and the NE ¼ SE ¼ of Section 9, Township 39 South, Range 11 E.W.M., said tract being more particularly described as follows:

Beginning at a 5/8" iron pin with cap marking the East one-fourth corner of said Section 9 as shown on the Bowne Addition to Bonanza subdivision plat; thence North 00°13'25" West along the East line of said Section 9 a distance of 113.25 feet to a 5/8" iron pin with cap; thence North 89°40'10" West along the Easterly extension of and along the Southerly edge of an existing fence a distance of 261.45 feet to a 5/8" iron pin with cap which is 1.5 feet Southeasterly of an existing fence Corner; thence South 40°48'40" West along the easterly edge of an existing fence a distance of 152.00 feet to an "x" in the bottom of a concrete irrigation box which is four feet Southeasterly of an existing fence corner and the TRUE POINT OF BEGINNING of this description thence South 01°35'10" East a distance of 41.91 feet to a 5/8" iron pin with cap on the centerline of vacated Klamath Street; thence West along the centerline of vacated Klamath Street a distance of 360.00 feet to a point in the centerline of Tacoma Ave.; thence North along the centerline of Tacoma Ave. 41.91 feet more or less to a point which is West of the point of beginning; thence Easterly a distance of 360 feet to the point of beginning. Saving and excepting that portion deeded to the City of Bonanza in Deed recorded November 26, 1969 in M-69 on page 9887, records of Klamath County, Oregon. (Tax Account #3911-9DA-700)

18885

Parcel Five:

A portion of the NE  $\frac{1}{4}$  SE  $\frac{1}{4}$  of Section 9, Township 39 South, Range 11 E.W.M. more particularly described as follows: Beginning at a point South 89°50' West 1,440 feet and South 0°8' East 525 feet from quarter corner between Sections 9 and 10, Township 39 South, Range 11 East of the Willamette Meridian; thence South 0°8' East 135 feet; North 89°50' East 105 feet; North 0°8' West 135 feet; South 89°50' West 105 feet to the point of beginning.  
( Tax Account #3911-9DA-1200)