

02 APR 11 PM 2:43



After recording return to:

Mark R. Holland

1515 1st St
Klamath Falls, OR

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

Mark R. Holland

1515 1st St
Klamath Falls, OR

Escrow No. K58490S

Title No. K58490-S

THIS SPACE RESERVED FOR RECORDER'S USE

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State of Oregon, County of Klamath

Recorded 04/11/2002 2:43 P m.

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Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

STATUTORY WARRANTY DEED

Kevin Woody, Grantor, conveys and warrants to Mark R. Holland and Janice A. Holland, husband and wife, 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 \$57,500.00 (Here comply with the requirements of ORS 93.030)

Dated this 3rd day of April, 2002

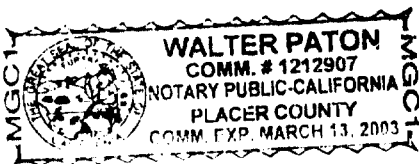
X [Signature]
Kevin Woody

STATE OF California

County of PLACER } ss.

This instrument was acknowledged before me on this 3rd day of April, 2002
by Kevin Woody

[Signature]
Notary Public ~~for Oregon~~



My commission expires: _____

DESCRIPTION

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

Parcel 2 of Major Land Partition No. 6-89 situated in Lot 3, Plat of Junction Acres, situated in the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Westerly right of way line of Vale Road, from which the E $\frac{1}{16}$ corner on the North line of said Section 7 bears North $02^{\circ}11' 51''$ East 853.25 feet; thence North $57^{\circ}00'00''$ West 198.86 feet; thence along the arc of a curve to the right (radius equals 700.00 feet and central angle equals $13^{\circ}49'00''$) 168.80 feet; thence South $89^{\circ}54'00''$ West 610.96 feet to a point on the West line of said Lot 3; thence South $00^{\circ}01'00''$ East 263.00 feet to the Southwest corner of said Lot 3; thence North $89^{\circ}54'00''$ East along the South line of said Lot 3, 906.69 feet to the Westerly right of way line of said Vale Road; thence North $00^{\circ}10'47''$ East 46.13 feet to the point of beginning.