



After recording return to:

Jack Christian

7529 Hilyard Ave.

Klamath Falls, OR 97603

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

Jack Christian

7529 Hilyard Ave.

Klamath Falls, OR 97603

Escrow No. K58665S

Title No. K58665-S

THIS SPACE RESERVED FOR RECORDER'S USE

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State of Oregon, County of Klamath

Recorded 05/15/2002 3:54 P m.

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Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

'02 MAY 15 PM3:54

### STATUTORY WARRANTY DEED

Gwenda Darlene Hess, Grantor, conveys and warrants to Jack Christian and Lois Christian, 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 \$70,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 10th day of May, 2002.

Gwenda Darlene Hess

Gwenda Darlene Hess

STATE OF OREGON

County of Klamath

} ss.

This instrument was acknowledged before me on this 10 day of May, 2002  
by Gwenda Darlene Hess

[Signature]  
Notary Public for Oregon

My commission expires: 8-2003



K26

## DESCRIPTION

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

A parcel of land situated in Lot 7 of Section 6, Township 39 South, Range 10 E.W.M., Klamath County, Oregon, and being more particularly described as follows:

Commencing at the Southwest corner of said Section 6; thence S.  $89^{\circ}59'00''$  E., 200.00 feet; thence N.  $00^{\circ}15'45''$  W., 430.63 feet parallel with the West line of said Lot 7 of Section 6, to the true point of beginning of this description; thence N.  $88^{\circ}36'25''$  W., 95.15 feet to a 5/8" iron rod; thence N.  $00^{\circ}15'45''$  W., 228.00 feet parallel with the West line of said Lot 7, to a point on the Southerly right of way line of the Enterprise Irrigation District Canal; thence S.  $88^{\circ}36'25''$  E., 95.15 feet along said right of way; thence S.  $00^{\circ}15'45''$  E., 228.00 feet parallel to the West line of said Lot 7 to the true point of beginning.

Together with an easement for ingress and egress along the existing driveway which lies adjacent to and Westerly of the following described line:

Commencing at a point 200 feet East of the Southwest corner of said Section 6; thence N.  $00^{\circ}15'45''$  W., 430.63 feet parallel with the West line of said Lot 7 of Section 6.