



MTC 57640-LW

After recording return to:

WILLIAM L. PEDERSON5612 STURDIVANT AVE.KLAMATH FALLS, OR 97603

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

WILLIAM L. PEDERSON5612 STURDIVANT AVE.KLAMATH FALLS, OR 97603Escrow No. MT57640-LW

Title No. _____

Vol M02 Page 39774

State of Oregon, County of Klamath

Recorded 07/12/2002 3:03 p m.Vol M02, Pg 39774-75

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

'02 JUL 12 PM3:03

WARRANTY DEED

CLAUDETTE SAVORY,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

WILLIAM L. PEDERSON and SHIRLEY N. PEDERSON, husband and wife

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 REFERENCE3811-V2700-0100120211M-250098885757

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 \$ 102,000.00.

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 12 day of July, 2002.Claudette M. Savory
CLAUDETTE SAVORY

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on July 12, 2002 by
CLAUDETTE SAVORY.

Lisa Weatherby
(Notary Public for Oregon)
My commission expires 11/20/2003



EXHIBIT "A"
LEGAL DESCRIPTION

That portion of the following described property which lies within Section 27, Township 38 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon:

Parcel 3 of Major Land Partition No. 27-85 more particularly described as follows:

A parcel of land located in the SE1/4 SW1/4 of Section 27, and the NE1/4 NW1/4 of Section 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the quarter corner common to Sections 27 and 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon; thence South 00° 12' 45" West along the North-South centerline of Section 34, 250.75 feet to a point on the Northerly right of way line of State Highway 140; thence following said right of way line along the arc of a 2824.79 foot radius curve to the right 96.35 feet, the long chord of which bears South 38° 43' 23" West 96.34 feet; thence North 00° 12' 45" East 285.71 feet; thence North 89° 15' 20" West 180.01 feet; thence South 00° 12' 45" West 247.80 feet; thence North 89° 55' 07" West 114.05 feet; thence North 9° 58' 30" West 266.86 feet to a point on the Southeasterly right of way line of the O.C. & E. Railroad; thence along said right of way line North 31° 08' 03" East 781.68 feet to a point on the North-South centerline of Section 27; thence South 00° 15' 04" West 646.40 feet to the point of beginning.

TOGETHER WITH a non-exclusive private easement for vehicular and public utility access created by Warranty Deed recorded April 9, 1998 in Volume M98, page 11673, Microfilm Records of Klamath County, Oregon, described as follows:

A strip of land 60.00 feet wide located in the NE1/4 NW1/4 of Section 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the quarter corner common to Sections 27 and 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon; thence South 00° 12' 45" West along the North-South centerline of Section 34, 250.75 feet to a point on the Northerly right of way line of State Highway 140; thence following said right of way line along the arc of a 2824.79 foot radius curve to the right 96.35 feet, the long chord of which bears South 38° 43' 23" West 96.34 feet; thence North 00° 12' 45" East 326.71 feet, more or less, to the section line common to Sections 27 and 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon; thence Easterly along section line to the point of beginning.

ALSO TOGETHER WITH an easement for utility purposes to provide access to Pole #F 10340 located on adjacent property.