



After recording return to:

Glenn Lantz

FLICO W. The Valley
Kimryn Hill 9/2/03

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

Glenn Lantz

Escrow No. K59095S

Title No. K59095S

THIS SPACE RESERVED FOR RECORDER'S USE

Vol M02 Page 48786

State of Oregon, County of Klamath

Recorded 08/28/2002 2:49 p. m.

Vol M02, Pg 48786-87

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

'02 AUG 28 PM 2:49

STATUTORY WARRANTY DEED

J. Dennis Roach and Jean E. Roach; as tenants by the entirety, Grantor, conveys and warrants to Glenn L. Lantz and Valerie Lantz, as tenants by the entirety, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See attached 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 \$265,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 23rd day of August, 2002

J. Dennis Roach
J. Dennis Roach

Jean E. Roach
Jean E. Roach

STATE OF OREGON

County of KLAMATH

} ss.

This instrument was acknowledged before me on this 23rd day of August, 2002
by J. Dennis Roach and Jean L. Roach

[Signature]

Notary Public for Oregon

My commission expires: 8-2-03



K26

DESCRIPTION

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

A tract of land situated in the N½ of Section 20, Township 39 South, Range 11½ East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the South line of the N ½ of said Section 20, said point being South 89°16'53" West a distance of 3322.85 feet from the East quarter corner of said Section 20; thence South 89°16'53" West 627.06 feet to the Southwest corner of the SE ¼ NW ¼ of said Section 20; and the true point of beginning of this description; thence North 00°48'38" West along the West line of the SE ¼ NW ¼ of said Section 20, 649.47 feet; thence North 40°24'01" East 664.38 feet to the Southwesterly right of way line of the County Road; thence Northwesterly along the South line of said road to the Easterly line of the NW ¼ of the NW ¼ of said Section 20; thence along the Easterly line of the W ½ of the NW ¼ to the true point of beginning.

ALSO the SW ¼ of the NW ¼ of Section 20, Township 39 South, Range 11 ½ East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM a tract of land in the N ½ of Section 20, Township 39 South, Range 11 ½ East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at the Southwest corner of the SE ¼ NW ¼ of said Section 20, said corner being South 89°16'53" West A Distance of 3949.91 feet from the East quarter corner of said Section 20; thence North 00°48'38" West 649.47 feet Along the West line of the SE ¼ NW ¼ of said Section 20; thence North 40°24'01" East, 664.38 feet to the Southwesterly right of way line of North Poe Valley Road; thence Northwesterly along the South line of said Road to its intersection with a line 200 feet distant from and parallel with the last mentioned course, said point being The true point of beginning of this description; thence South 40°24'01" West, 236.7 feet more or less along said Parallel line to the Northerly right of way line of the K.I.D. "E" Canal; thence Northwesterly along said right of way Line to its intersection with the South line of the NW ¼ NW ¼ of said Section 20; thence Easterly along said South Line to the Southeast corner of said NW ¼ NW ¼ ; thence North 00°48'38" West along the East line of said NW ¼ NW ¼ to the Southwesterly right of way of North Poe Valley Road; thence Southeasterly along said right of way to The true point of beginning.