

02 SEP 10 PM 12:12



After recording return to:

Randy Hopkins

32585 Transformer Rd.

Malin, OR 97632

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

Randy Hopkins

32585 Transformer Rd.

Malin, OR 97632

Escrow No. K59116L

Title No. K59116L

THIS SPACE RESERVED FOR RECORDER'S USE

Vol M02 Page 51246

State of Oregon, County of Klamath

Recorded 09/10/2002 12:12 p. m.

Vol M02, Pg 51246-47

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

STATUTORY WARRANTY DEED

Bill Joe Graham and Carol L. Graham, as tenants by the entirety, husband and wife, Grantor, conveys and warrants to Charles Randy Hopkins and Lynita Hopkins, as tenants by the entirety, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See attached Exhibit "A" 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 \$190,700.00 (Here comply with the requirements of ORS 93.030)

Dated this 5th day of September, 2002.

Bill Joe Graham

Bill Joe Graham

Carol L. Graham

Carol L. Graham

STATE OF OREGON

County of Klamath

} ss.

This instrument was acknowledged before me on this 5th day of September, 2002 by Bill Joe Graham and Carol L. Graham



Laura Valbert
Notary Public for Oregon

My commission expires: 9-29-03

\$26K

DESCRIPTION

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

Parcel 1:

The W $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 3, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon:

EXCEPTING THEREFROM a tract of land situated in the W $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 3, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point marking the Northeast corner of the W $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 3; thence South 00°23'51" East, along the East line of said W $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$, 1334.05 feet to the South line of the NE $\frac{1}{4}$ of said Section 3; thence along said line, South 89°42'21" West 35.40 feet; thence North 00°23'51" West 1334.04 feet to the North line of the said W $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$; thence North 89°36'48" East, 35.40 feet to the point of beginning.

ALSO EXCEPTING THEREFROM that portion lying within the county road. (Transformer Road)

Parcel 2:

A tract of land situate in the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 3, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 3; thence North 00°24'17" West 68.58 feet to the Westerly extension of buried Malin Irrigation District pipeline; thence generally along said pipeline, North 88°28'50" East 630.58 feet; thence South 00°23'51" East 81.04 feet to the South line of said NE $\frac{1}{4}$ NE $\frac{1}{4}$; thence South 89°36'48" West 630.45 feet to the point of beginning.