

After recording return to:

Dana Seymour

PO Box 1626

Klamath Falls, OR 97601

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

Dana Seymour

PO Box 1626

Escrow No. <u>K59143S</u> Title No. <u>K59143-S</u>

, Klamath Falls, OR

THIS SPACE RESERVED FOR RECORDER'S USE

Vol_MO2_Page_52860

State of Oregon, County of Klamath
Recorded 09/17/2002 8:// a m.
Vol M02, Pg 52860-6/
Linda Smith, County Clerk
Fee \$ 266 # of Pgs 2

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STATUTORY WARRANTY DEED

Roger Jackway, Grantor, conveys and warrants to <u>Dana Seymour</u>, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Attached Exhbit "A" Legal Description

This property is free of liens and encumbrances, EXCEPT:

97601

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 \$165,500.00 (Here comply with the requirements of ORS 93.030)

Dated this Athday of Sthuber, 2002

STATE OF OREGON

County of Klamath

Roger Jackway

} ss.

This instrument was acknowledged before me on this Age of September, 2002 by Roger D. Jackway

OFFICIAL SEAL
LAURA VALBERT
NOTARY PUBLIC - OREGON
COMMISSION NO. 327572
MY COMMISSION EXPIRES SEPT. 29, 2003

Notary Public for Oregon

My commission expires:

DESCRIPTION

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

A parcel of land situate in Section 7, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the South boundary of Tract No. 1046, Round Lake Estates, from which point the brass cap monument marking the East one-quarter section corner of Sec. 7, Twp., 39 S., R. 8 E.W.M., bears S. 89°55'26" E. 1385.00 feet and N. 0°07'28" W. 661.00 feet distant; thence N. 89°55'26" W., along the South boundary of said Tract No. 1046 and the extension thereof 2621.32 feet to a point on the West line of the NE½SW½ of said Section 7; thence S. 0°06'35" E. 668.06 feet to the Southwest corner of said NE½SW½; thence N. 89°53'55" E. 1334.92 feet to the Southeast corner of said NE½SW½; thence S.89°51'05" E. 1285.11 feet along the South line of the NW½SE½ of said Section 7 to a point; thence North 665.52 feet to the point of beginning; containing 40.03 acres, more or less.