



After recording return to:

James R. Ferguson

5808 Sturdivant

Klamath Falls, OR 97603

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

James R. Ferguson

5808 Sturdivant

Klamath Falls, OR 97603

Escrow No. K59772C

Title No. k-59772C

THIS SPACE RESERVED FOR RECORDER'S USE

Vol M02 Page 68758

State of Oregon, County of Klamath

Recorded 11/26/2002 12:33 p m.

Vol M02, Pg 68758-59

Linda Smith, County Clerk

Fee \$ 26⁰⁰ # of Pgs 2

STATUTORY WARRANTY DEED

Tom Gullion, an estate in fee simple, Grantor, conveys and warrants to James R. Ferguson and Susan Jean Ferguson, as tenants by the entirety, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Attached 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 \$36,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 25th day of November, 2002.

Tom Gullion

STATE OF OREGON

County of Klamath } ss.

This instrument was acknowledged before me on this 25 day of November, 2002
by Tom Gullion

Notary Public for Oregon



My commission expires: 3-27-06

DESCRIPTION

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

Parcel 1:

Beginning at a point 14.97 chains West and 10 chains South of the quarter corner common to Sections 26 and 27, Township 34 South, Range 7 East of the Willamette Meridian, said point of beginning is marked by a 1 1/4" iron pipe on the East bank of Williamson River; thence East 103.8 feet; thence North 151.8 feet; thence South 87°43' West 131.0 feet to an iron pipe on the East bank of Williamson River; thence South 10°33' East 149.0 feet to the place of beginning, located in the NE 1/4 SE 1/4 of Section 27, Township 34 South, Range 7 East of the Willamette Meridian.

Parcel 2:

Beginning at a stake 884.2 feet West and 660 feet South of the quarter corner common to Sections 26 and 27, Township 34 South, Range 7 East of the Willamette Meridian; thence East 44.9 feet, North 153.5 feet, South 87°43' West 45.0 feet and South 151.8 feet to the place of beginning, located in the NE 1/4 SE 1/4 of Section 27, Township 34 South, Range 7 East of the Willamette Meridian, ALSO

Beginning at a stake 839.3 feet West and 660 feet South of the quarter corner common to Sections 26 and 27, Township 34 South, Range 7 East of the Willamette Meridian; thence East 37.00 feet, North 155.0 feet, South 87°43' West 37.0 feet, South 153.5 feet to the place of beginning, located in the NE 1/4 SE 1/4 of Section 27 Township 34 South, Range 7 East of the Willamette Meridian.

Parcel 3:

Beginning at a stake 802.3 feet West and 10 chains South of the quarter corner common to Sections 26 and 27, Township 34 South, Range 7 East of the Willamette Meridian; thence East 55.9 feet North 157.2 feet, South 87°43' West 56.0 feet, South 155.0 feet to the place of beginning, located in the NE 1/4 of SE 1/4 of said Section 27, Township 34 South, Range 7 East of the Willamette Meridian.