

02 NOV 27 PM 2:54



After recording return to:

Paul J. Arritola

90509 NW 39
K. FAIRCLO, OR 97105

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

Paul J. Arritola

SAME

Escrow No. K59671S

Title No. K59671-S

THIS SPACE RESERVED FOR RECORDER'S USE

Vol M02 Page 69323

State of Oregon, County of Klamath

Recorded 11/27/2002 2:54 p m.

Vol M02, Pg 69323-2

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 2

STATUTORY WARRANTY DEED

Richard S. Fairclo, Grantor, conveys and warrants to Paul J. Arritola, Trustee of the Paul J. Arritola Trust dated July 3, 2002 and Drew Ronald Hill, as tenants in common, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Attached Exhibit "A" 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 \$250,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 27th day of November, 2002

[Signature]

Richard S. Fairclo

STATE OF OREGON

County of Klamath } ss.

This instrument was acknowledged before me on this 27 day of November, 2002
by Richard S. Fairclo

[Signature]
Notary Public for Oregon

My commission expires: 8-20-03



DESCRIPTION

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

Undivided 1/3 interest in the following:

All in Township 39 South, Range 10 East of the Willamette Meridian:

Section 2: S $\frac{1}{2}$ S $\frac{1}{2}$ EXCEPTING the North 60 feet lying West of the U. S. Highway 140 and EXCEPTING that portion lying East of the O. C. & E. Railroad.

Section 11: All EXCEPTING that portion lying Northeast of Highway 140 and East of the O. C. & E. Railroad.

Section 12: SW $\frac{1}{4}$ NW $\frac{1}{4}$, SE $\frac{1}{4}$ SW $\frac{1}{4}$, Lot 1, N $\frac{1}{2}$ SW $\frac{1}{4}$, and that portion of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ lying South of a line 200 feet due North of the centerline of Oregon Highway 66 and running parallel to said highway to a point on the South boundary of said NW $\frac{1}{4}$ NW $\frac{1}{4}$ which is 200 feet due North of said centerline.

SAVING AND EXCEPTING that portion of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 12 more particularly described as follows: Beginning at a point 30 feet South of the Northeast corner of said SW $\frac{1}{4}$; running thence West along the South edge of the county road 810 feet; thence South 24°00' East 263 feet; thence South 38°00' East 310 feet; thence South 49°00' East 335 feet; thence South 75°00' East 273 feet; thence due North 778 feet to the point of beginning.

ALSO SAVING AND EXCEPTING that portion of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 12 more particularly described as follows: Beginning at a point 1120 feet North and 230 feet East of the Southwest corner of said Section 12; running thence East 320 feet to the Westerly line of Highway 140; thence Northerly along the West line of Highway 140; 115 feet; thence West 395 feet; thence South 110 feet to the point of beginning.

ALSO SAVING AND EXCEPTING that portion of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 12 lying North of the Klamath Irrigation District "E" Canal.

Section 13: Lot 1, EXCEPT the East 500 feet thereof, and all of Lots 2, 3, 4 and 5. SAVINGS AND EXCEPTING therefrom that portion conveyed to Klamath County for park purposes, as described in deed recorded March 27, 1963 in Volume 344 page 228, Deed records of Klamath County, Oregon.

Section 14: NW $\frac{1}{4}$

SAVING AND EXCEPTING from the above described parcels any portion thereof lying within the right of way of the Klamath Falls-Lakeview Highway and lying within the right of way of the O. C. & E. Railway.

ALSO SAVING AND EXCEPTING portion conveyed to Klamath County for road purposes, as described in Deed recorded March 4, 1955 in Volume 272 page 555, Deed records of Klamath County, Oregon.

ALSO SAVING AND EXCEPTING portion conveyed to United States of America as described in Volume 38 page 308, Deed records of Klamath County, Oregon.