

03 JAN 8 PM 10:51



After recording return to:

Gary Peterson

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

Gary Peterson

Escrow No. K59669C

Title No.

THIS SPACE RESERVED FOR RECORDER'S USE

Vol M03 Page 00407

State of Oregon, County of Klamath

Recorded 01/03/2003 10:51 a m.

Vol M03 Pg 00407-08

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

STATUTORY WARRANTY DEED

Terry Lee Cheyne, Grantor, conveys and warrants to Gary Peterson and Darlean Peterson, 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 \$77,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 2nd day of January, 2003.

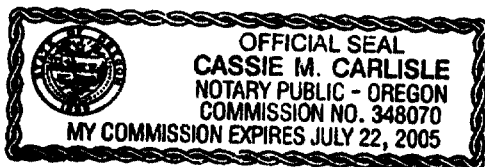

Terry Lee Cheyne

STATE OF OREGON

County of Klamath

} ss.

This instrument was acknowledged before me on this 2 day of January, 2003
by Terry Lee Cheyne




Notary Public for Oregon

My commission expires: 7-22-05

DESCRIPTION

00408

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

A parcel of land situate in Lot 1 of Section 28, Township 40 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Beginning at an iron pin marking the quarter section corner common to Sections 21 and 28; thence S. $00^{\circ}05'50''$ W. on the East line of said Lot 1, 744.97 feet more or less to the Northeast corner of a parcel of land described in Volume M89 page 13285, Klamath County Deed records; thence N. $89^{\circ}47'15''$ W. on the North line of last said parcel, 489.01 feet; thence N. $00^{\circ}05'50''$ E. parallel with the East line of said Lot 1, 623.89 feet to a $\frac{5}{8}$ inch iron pin; thence N. $89^{\circ}54'10''$ W. 79.48 feet to a $\frac{5}{8}$ inch iron pin; thence N. $00^{\circ}05'50''$ E. parallel with the East line of said Lot 1, 72.17 feet to a $\frac{5}{8}$ inch iron pin; thence S. $89^{\circ}54'10''$ E. 79.48 feet to a $\frac{5}{8}$ inch iron pin; thence N. $00^{\circ}05'50''$ E. parallel with the East line of said Lot 1, 48.38 feet to a $\frac{5}{8}$ inch iron pin on the North line of said Lot 1; thence S. $89^{\circ}51'05''$ E. on said North line, 489.01 feet to the point of beginning.

TOGETHER WITH: A non-exclusive easement for ingress and egress, being 30 feet in width and being more particularly described in Volume M02 page 22186 and 22187 of Klamath County Deed records.

ALSO TOGETHER WITH: A non-exclusive easement for ingress and egress, being 30 feet in width and also being 15 feet in width on each side of the following described centerline: Beginning at a point on the West line of the above described parcel of land from which the Southwest corner of said parcel bears S. $00^{\circ}05'50''$ W., 399.08 feet; thence S. $82^{\circ}11'00''$ W., 403.85 feet to a point on the West line of a parcel of land described in Volume M00 page 44971, Klamath County Deed records, the Northwest corner of which bears N. $00^{\circ}05'50''$ E. 401.32 feet.