

DEC-30-02 03:31PM FROM-FATCO Klamath Falls



After recording return to:
Tyler Hill

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

Escrow No. K59924S
Title No. K59924-s

THIS SPACE RESERVED FOR RECORDER'S USE

Vol M03 Page 00528

State of Oregon, County of Klamath
Recorded 01/03/2003 2:56 P.m.
Vol M03 Pg 00528-30
Linda Smith, County Clerk
Fee \$ 31.00 # of Pgs 3

STATUTORY WARRANTY DEED

Winnie LLC, a Washington State Limited Liability Company, Grantor, conveys and warrants to Tyler Hill, 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 \$37,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 2 day of Jan 2003

Winnie LLC

Noel C. Reuland
Noel C. Reuland

STATE OF OREGON
County of Klamath } ss.

This instrument was acknowledged before me on this ___ day of December, 2002
by Noel C. Reuland

See Attached
Notary Public for Oregon

My commission expires: _____

K31.-

ACKNOWLEDGMENT

STATE OF WASHINGTON)
) ss.
 COUNTY OF ISLAND)

I certify that I know or have satisfactory evidence that NOEL REULAND is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this 2nd day of January 2003

(Seal or stamp)



[Signature]
 Notary Signature

Christa Sherman
 Print/Type Name

Notary Public in and for the State of
 Washington,

Residing at Coupeville

My appointment expires 4-29-04

Description of Property

A tract of land situated in the N $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 3, Township 40 South, Range 13 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the North line of said Section 3, said point being East 3968.48 feet from the brass cap monument marking the Northwest corner of said Section 3, said point being the North terminus of that agreement line fixing the Easterly boundary of the Miller Parcel and the Westerly boundary of the Vaughn parcel, said agreement made April 15, 1976 and executed June 21, 1976; thence East, along the section line, 550.20 feet to a P.K. nail from which the Northeast corner of said Section 3 bears East 769.85 feet; thence South 01°13'00" West 54.55 feet; thence South 06°15'00" West 189.72 feet; thence South 01°13'40" East 129.74 feet; thence South 00°55'44" West 81.86 feet; thence South 39°28'30" East 104.67 feet; thence south 09°12'24" West 188.48 feet; thence South 19°23'16" East 54.52 feet; thence South 67°36'[48" East 131.25 feet; thence North 79°22'06" East 81.63 feet to the Westerly right of way line of the Gale Lateral; thence Southeasterly along said right of way to the South line of the said N $\frac{1}{2}$ NE $\frac{1}{4}$ (Government Lot 1); thence Westerly along the South line of the said N $\frac{1}{2}$ NE $\frac{1}{4}$ to the South terminus of the afore described agreement line; thence North along said line to the point of beginning, with bearings based on the North line of said Section 3 as established as being East.