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After recording return to:  
Gregory J. Conlin  
4690 Weyerhauser Road  
Klamath Falls, OR 97601

Until a change is requested all tax statements  
shall be sent to the following address:  
Gregory J. Conlin  
4690 Weyerhauser Road  
Klamath Falls, OR 97601

File No.: 7021-80607 (SAC)  
Date: December 27, 2002

THIS SPACE RESERVED FOR RECORDER'S USE

Vol M03 Page 01668

State of Oregon, County of Klamath  
Recorded 01/09/2003 3:05 p.m.  
Vol M03 Pg 01668-70  
Linda Smith, County Clerk  
Fee \$ 3.00 # of Pgs 3

## STATUTORY WARRANTY DEED

**Randolph Allen and Judy E. Allen as tenants by the entirety, Grantor, conveys and warrants to Gregory J. Conlin and Robert L. Smith, not as tenants in common, but with rights of survivorship, the following described real property free of liens and encumbrances, except as specifically set forth herein:**

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

**This property is free from 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 **\$29,950.00**. (Here comply with requirements of ORS 93.030)

K31. ✓

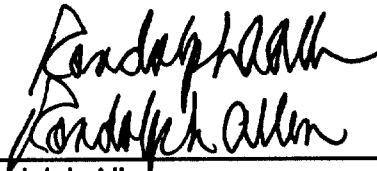
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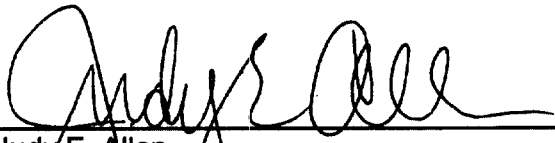
01669

APN: R496038

Statutory Warranty Deed  
- continued

File No.: 7021-80607 (SAC)  
Date: 12/27/2002

  
\_\_\_\_\_  
Randolph Allen

  
\_\_\_\_\_  
Judy E. Allen

STATE OF Oregon )  
County of ~~Wasco~~ LANE )ss.

This instrument was acknowledged before me on this 2<sup>nd</sup> day of January, 2003  
by **Randolph Allen and Judy E. Allen.**



  
\_\_\_\_\_  
Notary Public for Oregon

My commission expires: 8-5-2005



APN: R496038

Statutory Warranty Deed  
- continuedFile No.: 7021-80607 (SAC)  
Date: 12/27/2002**EXHIBIT A****LEGAL DESCRIPTION:**

A tract of land situated in the SW 1/4 NE 1/4 of Section 13, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, said tract also being a portion of vacated Block 22, and vacated 4th Street in West Klamath a duly recorded subdivision, said tract more particularly described as follows:

Beginning at a point on the South line of the NW 1/4 NE 1/4 of said Section 13, said point of beginning being the intersection of the Northerly line of Holliday Drive and the Westerly line of Third Street also known as the Weyerhaeuser County Road; thence South 41°10' East along the Westerly line of said Third Street a distance of 100 feet; thence continuing along the Westerly line of Third Street along the arc of 321.0 foot radius curve to the right, the long chord of which curve bears South 28°40' East 139.08 feet a distance of 140.19 feet; thence continuing along the Westerly line of Third Street, South 16°10' East (South 16°58'00" East by recorded Survey No. 1178, as recorded in the office of the Klamath County Surveyor) a distance of 120.45 feet to the true point of beginning of this description said true point being South 16°58'00" East a distance of 90.45 feet from the Northwest corner of Parcel 2, as shown on said Survey No. 1178, and the true point of beginning of that tract of land described in Deed Volume M-77 at page 20214, as recorded in the Klamath County Deed Records; thence continuing South 16°58'00" East, along the Westerly right of way line of said Third Street, 145.20 feet; thence South 73°02'00" West 300.00 feet to the Westerly right of way line of said vacated Fourth Street; thence North 16°58'00" West, along the Westerly right of way line of said vacated Fourth Street, 145.20 feet; thence North 73°02'00" East 300.00 feet to the true point of beginning of this description

