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77832  
WARRANTY DEED

WPT 7029-77832  
40-11254

TAX ACCT. NO. 167642

MAP NO. 2610-1600-700

State of Oregon, County of Klamath  
Recorded 01/21/2003 11:15a m.  
Vol M03 Pg 03652-53  
Linda Smith, County Clerk  
Fee \$ 26<sup>00</sup> # of Pgs 2

RONALD R. BELL, Grantor,  
conveys and warrants to

PAUL D. BOGGS and MONA D. BOGGS, husband and wife, as tenants by the entirety,  
Grantee,

the following described real property situated in KLAMATH County, OR, free of  
encumbrances except as specifically set forth herein, to-wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

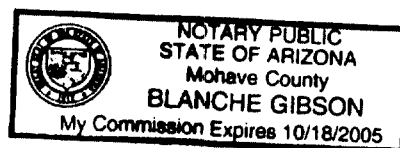
This conveyance is subject to and excepts:  
RIGHTS OF THE PUBLIC IN STREETS, ROADS AND HIGHWAYS, COVENANTS, CONDITIONS,  
RESTRICTIONS, RESERVATIONS, EASEMENTS OF RECORD.

The true consideration for this conveyance is \$6,500.00.

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.

DATED: 12/30/2002

Ronald R Bell  
RONALD R. BELL



STATE OF ARIZONA )  
County of Mohave ) ss.

This instrument was acknowledged before me on January 14, 2003,  
by RONALD R. BELL.

Blanche Gibson  
Notary Public of ~~Oregon~~ Arizona  
My commission expires: 10-18-05

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

P.O. Box 156, Elmira, OR 97437

After recording return to:  
Western Pioneer Title Co., P. O. Box 10146, Eugene, OR 97440

K26-

## EXHIBIT "A"

## Parcel 1:

A tract of land situated in the NE 1/4 NE 1/4 of Section 16, Township 26 South, Range 10 East of the Willamette Meridian, more particularly described as follows:

Beginning at a 1 inch iron pipe marking the Southeast corner of the NE 1/4 of the NE 1/4 of Section 16, Township 26 South, Range 10 East of the Willamette Meridian, from which point the Northeast corner of said Section 16 bears North 00°46'56" West 1332.43 feet, run thence along the South line of the NE 1/4 of the NE 1/4 of Section 16 North 89°31'48" West 145.54 feet to a point; thence leaving said line and run North 61°05'41" West 823.94 feet to a point on the Easterly line of a private road; thence North 45°02'33" East 330.00 feet; thence leaving said Easterly line South 53°32'55" East 784.52 feet to a point on the East line of said Section 16; thence South 00°46'56" East 166.53 feet to the point of beginning, all in Klamath County, Oregon.

## Parcel 2:

Also an undivided 1/7 interest in the following roadway: Beginning at the Southwest corner of the NE 1/4 of the NE 1/4 of Section 16, Township 26 South, Range 10 East of the Willamette Meridian, the true point of beginning; thence Northeasterly North 45°02'33" East, 939.86 feet there creating a hub (the radius of which is 46'), the chords of which bear, progressively, North 42°10'58" East, 66.66 feet; thence South 44°57'27" East 66.65 feet; thence Southwesterly South 47°54'09" West 66.66 feet; thence leaving said hub and bearing South 45°02'33" West 880.78 feet to a point on the South line of the NE 1/4 of the NE 1/4 of Section 16; thence bearing Westerly North 89°30'50" West 84.20 feet, to the true point of beginning, all in Klamath County, Oregon.

TOGETHER with an easement reserved in Deed from Paul Snyder and Esther M. Snyder to Robert Hammond and Mildred Hammond, recorded August 16, 1977 in Volume M77 page 14957, Deed records of Klamath County, Oregon.