

03 FEB 21 PM 2:52

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After recording return to:
Emilio Valle
5500 Hwy 97 North, High Chaparrall
Rest
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Emilio Valle
5500 Hwy 97 North, High Chaparrall
Rest
Klamath Falls, OR 97601

File No.: 7021-107055 (SAC)
Date: February 13, 2003

State of Oregon, County of Klamath
THL Recorded 02/21/2003 2:52 p. m.
Vol M03 Pg 10619-21
Linda Smith, County Clerk
Fee \$ 31.00 # of Pgs 3

STATUTORY WARRANTY DEED

Vernon J. Norwest, Grantor, conveys and warrants to **Emilio Valle**, 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 **\$90,000.00**. (Here comply with requirements of ORS 93.030)

Vernon J. Norwest
Vernon J. Norwest

APN: 430117

Statutory Warranty Deed
- continuedFile No.: 7021-107055 (SAC)
Date: 02/13/2003

STATE OF Oregon)

County of Hamilton)ss.This instrument was acknowledged before me on this 19 day of February, 2003
by **Vernon J. Norwest**.

Notary Public for OregonMy commission expires: 8/2/03

EXHIBIT A**LEGAL DESCRIPTION:**

Beginning at a point on the Westerly right of way line of the New Dalles-California Highway which lies South 89°49' East along the East-West center line of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, a distance of 799 feet and South 11°35' East along the Westerly right of way line of the above mentioned highway, a distance of 506.29 feet from the quarter section corner common to said Section 7, and Section 12, Township 38 South, Range 8 East of the Willamette Meridian; and running thence South 78°24' West at right angles to the Westerly right of way line of said Highway a distance of 460.0 feet to a point; thence South 0°06' East a distance of 300 feet to a point; thence South 89°43' East a distance of 320.6 feet to a point; thence South 48°36' East a distance of 112.7 feet to a point; thence South 32°36' East a distance of 107.1 feet to a point; thence North 78°24' East a distance of 100 feet to a point on the Westerly right of way line of above mentioned highway; thence North 11°36' West along the Westerly right of way line of said Highway a distance of 550 feet, more or less to the point of beginning, being in the NW 1/4 of the SW 1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian.

EXCEPT that parcel of land conveyed to Donald Vanderhoff and Betty June Vanderhoff by Deed dated March 12, 1954 and recorded April 12, 1954 in Volume 266 page 331, Deed records of Klamath County, Oregon.

ALSO EXCEPT that parcel of land conveyed to Albert W. Schmeck and Vada H. Schmeck, husband and wife and Arthur Andrew Rickbeil and Annie H. Rickbeil, also known as Helen Annie Rickbeil by Deed dated March 12, 1954 and recorded April 14, 1954 in Volume 266 page 376, Deed records of Klamath County, Oregon.

ALSO EXCEPT that parcel of land described in that certain Contract of Sale dated May 15, 1978 a Memorandum of which was recorded May 16, 1978 at Book M78 on page 10145, in the official records of Klamath County, State of Oregon, to Harry L. Bonome and Dolores M. Bonome.

TOGETHER WITH the easements, common walkway and common driveways as shown in Memorandum of Contract of Sale, including the terms and provisions thereof, from Mehmet Ahmet and Donna Ahmet to Harry L. Bonome and Dolores M. Bonome, dated May 15, 1978 recorded May 16, 1978 in Volume M78 page 10145, Deed records of Klamath County, Oregon.