

03 MAR 28 PM 2:55

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After recording return to:
Jeffery Earl Boss
PO Box 2574
Fort Bragg, CA 95437

Until a change is requested all tax statements
shall be sent to the following address:
Jeffery Earl Boss
PO Box 2574
Fort Bragg, CA 95437

File No.: 7021-99083 (SAC)
Date: March 25, 2003

State of Oregon, County of Klamath
Recorded 03/28/2003 2:58 p.m.
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Linda Smith, County Clerk
Fee \$ 31 # of Pgs 3

STATUTORY SPECIAL WARRANTY DEED

Citifinancial Mortgage Company Inc aka Associates Financial Services Company of Oregon Inc., Grantor, conveys and specially warrants to Jeffery Earl Boss, the following described real property free of liens and encumbrances created or suffered by the Grantor, 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 **\$80,000.00.**

19081

APN: 248805

Statutory Special Warranty Deed
- continuedFile No.: 7021-99083 (SAC)
Date: 03/25/2003**EXHIBIT A****LEGAL DESCRIPTION:**

A parcel of land situated in the NW 1/4 NW 1/4 of Section 27, Township 35 South, Range 7 East of the Willamette Meridian, more particularly described as follows:

Beginning at a 2 inch pipe marking the Northwest corner of Section 27, Township 35 South, Range 7 East of the Willamette Meridian; thence S. 0°38' E. along the section line a distance of 442.3 feet; thence East 660.0 feet to an iron pipe; thence S. 0°38' E. parallel to the West section line a distance of 330.0 feet to the true point of beginning; thence West parallel to the North section line 330.0 feet; thence S. 0°38' E. 330.0 feet to a point on the South line of parcel described in Deed Volume 328 page 102, Deed records of Klamath County, Oregon; thence East along said South line a distance of 330.0 feet to an iron pipe; thence N. 0°38' W. parallel to the West section line 330.0 feet to the point of beginning.

Together with an easement for roadway purposes over and across the following described property:

Beginning at a point S. 0°38' E. 1102.3 feet from the Northwest corner of Section 27, Township 35 South, Range 7 East of the Willamette Meridian; thence East parallel to the North section line 330.0 feet; thence N. 0°48' W. 40 feet; thence West parallel to the North section line 330.0 feet to the West section line; thence South 40 feet to the point of beginning.

Together with the right to use easement given to said Grantors in Deed Volume 328 page 102, Deed records of Klamath County, as follows:

Easement 40 feet in width for roadway purposes over and across the NW 1/4 of Section 27, Township 35 South, Range 7 East of the Willamette, extending from the Southerly line of parcel described in Deed Volume 328 page 102, records of Klamath County, Oregon, Southerly along the West section line of said Section 27, to the South line of the NW 1/4 of Section 27, Township 35 South, Range 7 East of the Willamette Meridian.