

'03 APR 10 AM 11:06



MTL 60550-KR

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

JOSEPH SCHMID

2879 CROSS ROAD

KLAMATH FALLS, OR 97601

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

JOSEPH SCHMID

2879 CROSS ROAD

KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath

Recorded 04/10/2003 11:06 A m.

Vol M03 Pg 22516-17

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

Escrow No. MT60550-KR

WARRANTY DEED

BERNARD L. SIMONSEN and RHEA E. SIMONSEN, TRUSTEES OF THE SIMONSEN FAMILY TRUST DATED MARCH 20, 1986, Grantor(s) hereby grant, bargain, sell, warrant and convey to: JOSEPH SCHMID and DAVID BLEHA, as tenants in common, Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

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

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:

and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration for this conveyance is \$85,000.00.

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 this 9th day of April, 2003.

SIMONSEN FAMILY TRUST

BY: Bernard L. Simonsen trustee

BERNARD L. SIMONSEN, TRUSTEE

BY: Rhea Ellen Simonsen trustee

RHEA E. SIMONSEN, TRUSTEE

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on April 9, 2003 by BERNARD L. SIMONSEN and RHEA E. SIMONSEN, TRUSTEES OF THE SIMONSEN FAMILY TRUST.



Kristil Redd
(Notary Public for Oregon)

My commission expires 11/16/2003

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in Sections 2 and 3, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a 5/8 inch iron rod, at the intersection of the mean high water line on the right bank of Klamath River and the centerline of an existing drain canal, from which the Brass Capped iron pipe marking the corner common to Sections 34 and 35, Township 39 South, Range 8 East of the Willamette Meridian, and Sections 2 and 3, Township 40 South, Range 8 East of the Willamette Meridian, bears North 59 degrees 51' 02" West 319.26 feet; thence South 59 degrees 36' 06" West, 803.06 feet along the centerline of said existing drain canal to a point from which a 5/8 inch iron rod on the South bank of said drain canal bears South 37 degrees 09' 39" East 30.21 feet; thence South 37 degrees 09' 39" East 30.21 feet to said 5/8 inch iron rod; thence continuing South 37 degrees 09' 39" East 752.42 feet to a 5/8 inch iron rod; thence North 68 degrees 34' 03" East 405.47 feet to a 5/8 inch iron rod; thence South 58 degrees 32' 07" East 499.93 feet to a 5/8 inch iron rod; thence South 01 degrees 51' 33" East, 449.12 feet to a 5/8 inch iron rod on the Northeasterly bank of an existing drain ditch; thence Southeasterly along the Northeasterly bank of said existing drain ditch as follows: Thence South 87 degrees 03' 54" East 447.50 feet to a 5/8 inch iron rod; thence South 73 degrees 43' 58" East 215.77 feet to a 5/8 inch iron rod; thence South 55 degrees 05' 24" East 297.62 feet to a 5/8 inch iron rod; thence South 28 degrees 39' 12" East 256.72 feet to a 5/8 inch iron rod; thence South 39 degrees 49' 20" East 275.92 feet to a 5/8 inch iron rod; thence South 12 degrees 12' 22" East, 236.87 feet to a 5/8 inch iron rod on an old existing East-West fence line, and on the North boundary of that tract of land described in Volume M66, page 3295 of Deed Records of Klamath County, Oregon; thence South 89 degrees 17' 47" East 739.09 feet along said East-West fence line to a 5/8 inch iron rod at the same mean high water line on the right bank of Klamath River; thence, upstream, along said mean high water line as follows: Thence North 32 degrees 00' 50" West, 744.92 feet; thence North 36 degrees 22' 46" West, 110.95 feet; thence North 46 degrees 29' 59" West, 435.80 feet; thence North 51 degrees 16' 05" West 527.85 feet; thence North 54 degrees 06' 46" West, 818.63 feet; thence North 03 degrees 21' 52" West 60.01 feet; thence North 82 degrees 35' 19" West, 112.06 feet; thence North 55 degrees 36' 10" West 178.76 feet; thence North 42 degrees 22' 54" West, 699.59 feet to the point of beginning.

TOGETHER WITH an easement, 40 feet in width, for ingress and egress along the North boundary of Sections 3 and 2, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, to the mean high water line of Klamath River; thence downstream along said mean high water line to the North boundary of the above parcel.