

03 APR 30 PM 3:27

Aspen 56693

Vol M03 Page 28704



WESTERN
TITLE & ESCROW COMPANY

WARRANTY DEED -- STATUTORY FORM

MARY M. CURTEMAN, an individual, Grantor,

conveys and warrants to

MEL STRAUER and PAT CHORNISTER STRAUER, husband and wife, Grantee,

the following described real property, free of encumbrances except as specifically set forth herein, to wit:

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

Tax Account No(s): R132172

Map/Tax Lot No(s): R2309024A005300000

This property is free from encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is \$54,500.00 .

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 this 24 day of April, 2003.

Mary M. Curteman
MARY M. CURTEMAN

STATE OF CALIFORNIA, COUNTY OF) SS.

Sacramento

This instrument was acknowledged before me on April 24, 2003 by MARY M. CURTEMAN.

Susan E. Shurt
(Notary Public)

My commission expires 4-24-03

State of Oregon, County of Klamath
Recorded 04/30/2003 3:27 p m.
Vol M03 Pg 28704-6
Linda Smith, County Clerk
Fee \$ 31.00 # of Pgs 3

After recording return to:
WESTERN TITLE & ESCROW COMPANY
16455 WILLIAM FOSS ROAD
LA PINE, OR 97739

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

MEL & PAT STRAUER
1224 WALNUT ST. SW
ALBANY, OR 97321-2548

TITLE NO. 00056693
ESCROW NO. 14-0011603

31 A

28705

Exhibit A

The following described parcel of land lying in the NE 1/4 NE 1/4 of Section 24, Township 23 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeast corner of Section 24, Township 23 South, Range 9 East of the Willamette Meridian; thence North 89° 58' 40" West 178.82 feet along the Northerly line of said Section; thence South 30° 48' West 1248.93 feet along the Northwesternly right of way of the Dalles-California Highway to the true point of beginning; thence North 59° 12' West 246.05 feet to a point on the Southeasterly line of River Pine Estates; thence South 34° 15' 15" West 100.18 feet along said line; thence South 59° 12' East 252.05 feet to a point on the Northwesternly right of way of the Dalles-California Highway; thence North 30° 48' East 100.00 feet along said line to the true point of beginning.

Subject to the Northwesternly 30.00 feet for the Walker Basin Canal.

CALIFORNIA

ALL-PURPOSE

ACKNOWLEDGEMENT

STATE OF CALIFORNIA)

COUNTY OF Sacramento)

On April 24, 03 before me, Susan E. Sweet
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared, Mary M. Gurtman

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.



Susan E. Sweet (SEAL)
 NOTARY PUBLIC SIGNATURE

OPTIONAL INFORMATION

TITLE OR TYPE OF DOCUMENT Title / Escrow / Warranty Deed

DATE OF DOCUMENT 4/24/03 NUMBER OF PAGES _____

SIGNER(S) OTHER THAN NAMED ABOVE _____