

127300

Vol M03 Page 31103

After recording return to:  
John K. Lawton

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

File No.: 7021-127300 (cs)  
Date: March 14, 2003

THIS SPACE RESERVED FOR RECORDER'S USE

State of Oregon, County of Klamath  
Recorded 05/09/2003 3:03 p. m.  
Vol M03 Pg 31103-5  
Linda Smith, County Clerk  
Fee \$ 3/00 # of Pgs 3

### STATUTORY WARRANTY DEED

**Somass Investment, Inc.**, Grantor, conveys and warrants to **John K. Lawton**, 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 **\$140,000.00**. (Here comply with requirements of ORS 93.030)

Somass  
Investments, Inc.

*Warren H. Byers Pres*

31104

APN: R559728

Statutory Warranty Deed  
- continued

File No.: 7021-127300 (ca)  
Date: 03/14/2003

STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this 14<sup>th</sup> day of April, 2005  
by **Somass Investments, Inc.**, Warren H. Byers, President

Susan Marie Campbell

Notary Public for Oregon

My commission expires: 3-27-06



APN: R559728

Statutory Warranty Deed  
- continuedFile No.: 7021-127300 (cs)  
Date: 03/14/2003**EXHIBIT A****LEGAL DESCRIPTION:**

A parcel of land situated in the E 1/2 NW 1/4 of Section 12, Township 39 South, Range 9 East of the Willamette Meridian, described as follows: Beginning at the one-quarter corner common to Sections 1 and 12, Township 39 South, Range 9 East of the Willamette Meridian, said point being in the center of Hilyard Avenue; thence South 0°22' East along the East line of the NW 1/4 of said Section 12 a distance of 979.91 feet; thence South 42°50' West a distance of 671.94 feet to a point which is the Southeasterly corner of property conveyed to Dean et ux by deed recorded in Volume 304 on page 592, of Klamath County Deed Records; thence North parallel with the East line of said NW 1/4 and along the East line of said property conveyed to Dean, 1065.75 feet to the North line of said property conveyed to Dean, et ux; thence South 89°52' East a distance of 30 feet; thence North 0°22' West 219.0 feet; thence South 89°52' East 126 feet; thence North 0°22' West a distance of 189 feet, more or less, to the North line of said Section 12, it being on the center line of Hilyard Avenue; thence South 89°52' East a distance of 304 feet, more or less, to the point of beginning. Saving and excepting any portion lying within Tract 1300-Klamath Meadows East.