



After recording return to:  
 Stephen M. Gonyea  
 PO Box 129  
 Warner, NH 03278

Until a change is requested all tax statements  
 shall be sent to the following address:  
 Stephen M. Gonyea  
 PO Box 129  
 Warner, NH 03278

File No.: 7021-168987 (SAC)  
 Date: May 14, 2003

THIS SPACE RESERVED FOR RECORDER'S USE

State of Oregon, County of Klamath

Recorded 05/20/2003 3:20 p.m.

Vol M03 Pg 34168-71

Linda Smith, County Clerk

Fee \$ 36<sup>00</sup> # of Pgs 4

### STATUTORY WARRANTY DEED

*P. EPR*

**Eric A. Riffice**, Grantor, conveys and warrants to **Stephen M. Gonyea**, Grantee, 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:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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 **\$72,900.00**. (Here comply with requirements of ORS 93.030)

*26 K*

34169

APN: 605991

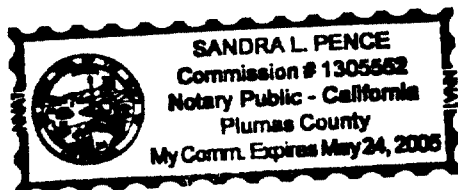
Statutory Warranty Deed  
- continued

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Date: 05/14/2003

  
Eric A. Riffice  
P. EPR

STATE OF ~~Oregon~~ *Calif* )  
County of ~~Klamath~~ *Plumas* )ss.

This instrument was acknowledged before me on this 19<sup>th</sup> day of May, 2003  
by Eric A. Riffice.  
P. EPR



  
Notary Public for ~~Oregon~~ *California*

My commission expires: 5-24-06

**EXHIBIT A****LEGAL DESCRIPTION:**

Beginning at a point 66 feet North and 35 feet West of Northwest corner of Lot 6, Block 15 of First Addition to Bonanza; thence North 560 feet; thence East 1092 feet; thence South 214.5 feet; thence East 100 feet; thence South 20 feet, more or less, to the Northwest corner of Lot 1, Block 22; thence Southwesterly to Southwest corner of said Lot 1, Block 22; thence Northwesterly parallel with North side of Lot 9 Block 22, 226 feet; thence Southwesterly along Northwest side of Minna Street 500 feet to North side of Modoc Street; thence West 430 feet; thence North 140 feet; thence West 120 feet; thence South 140 feet; thence West 153 feet, more or less, to point of beginning, in the County of Klamath, State of Oregon.

SAVING AND EXCEPTING the following described parcel conveyed by Paul E. Riffice and Katheryn L. Riffice, husband and wife, to Ivan L. Ruff and Maria A. Ruff, husband and wife, by Deed dated April 21, 1972, recorded in Volume M72 page 4631, records of Klamath County, Oregon; thence South 200 feet of the East 130 feet of the West 403 feet of the following described parcel:

Beginning at a point 66 feet North and 35 feet West of Northwest corner of Lot 6 Block 15 of First Addition to Bonanza; thence North 560 feet; thence East 1092 feet; thence South 214.5 feet; thence East 100 feet; thence South 20 feet, more or less, to the Northwest corner of Lot 1 Block 22; thence Southwesterly to Southwest corner of said Lot 1 Block 22; thence Northwesterly parallel with North side of Lot 9 Block 22, 226 feet; thence Southwesterly along Northwest side of Minna Street, 500 feet to the North side of Modoc Street; thence West 430 feet; thence North 140 feet; thence West 120 feet; thence South 140 feet; thence West 153 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM Beginning at a point 120 feet East and 66 feet North of the Northwest corner of Book 15 of First Addition to the Town of Bonanza, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; thence, running North 140 feet; thence East 120 feet; thence South 140 feet; thence West 120 feet to the point of beginning, being a part of the NE 1/4 of the SW 1/4 of Section 10, Township 39 South, Range 11 East of the Willamette Meridian.

EXCEPTING THEREFROM A parcel of land in the NE 1/4 of the SW 1/4 of Section 10, Township 39 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being that portion of that parcel of land described in Deed Volume M87 page 9081, Klamath County Deed Records, lying Southeasterly of the Horsefly Irrigation District 50 foot wide canal right of way as described in Volume 275 page 135 and North of a 120 feet by 140 feet parcel of land described in Volume 269 page 592 and Volume 99 page 438, and Westerly of that parcel of land described in Volume M72 page 4631 all in deed records of Klamath County, Oregon.

ALSO EXCEPTING THEREFROM A parcel of land located in NE 1/4 SW 1/4 of Section 10, Township 39 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being that portion of that parcel of land described in Volume M87 page 9081, Klamath County Deed Records, lying Northerly and Westerly of the Horsefly Irrigation District 50 foot wide canal right of way as described in Volume 275 page 135, Deed records of Klamath County, Oregon.

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APN: 605991

Statutory Warranty Deed  
- continued

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SAVING AND EXCEPTING any portion thereof lying within that parcel of land described in Volume 269 at page 592 and Volume M72 page 4631, Deed records of Klamath County, Oregon.

TOGETHER with a 1969 Starc Manufactured Home, Serial # 63CK2T0739, Plate # X71885.