

03 JUN 16 AM 11:28

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After recording return to:
Ronald J. Cheney and Darlene R.
Cheney
4976 Teakwood Drive
Oakley, CA 94561

Until a change is requested all tax statements
shall be sent to the following address:
Ronald J. Cheney and Darlene R.
Cheney
4976 Teakwood Drive
Oakley, CA 94561

File No.: 7064-161001 (LAT)
Date: May 29, 2003

THIS SPACE RESERVED FOR RECORDER'S USE

State of Oregon, County of Klamath
Recorded 06/16/2003 11:28 a m.
Vol M03 Pg 40818-19
Linda Smith, County Clerk
Fee \$ 26⁰⁰ # of Pgs 2

STATUTORY WARRANTY DEED

Larry P. Fredrickson, Grantor, conveys and warrants to **Ronald J. Cheney and Darlene R. Cheney**, as tenants by the entirety, the following described real property free of liens and encumbrances, except as specifically set forth herein:

A portion of Lot 1, Block 1, Pinney's Acres, located in the SE1/4 of the SE1/4 of Section 36, Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Commencing at the Southwest corner of Lot 1, Block 1, Pinney's Acres: thence North 40°38'35" East, 311.99 feet; thence 192.22 feet along the arc of a 485.00 foot radius curve, concave to the West (the long chord of which bears North 29°17'22" East, 190.96 feet); thence North 17°56'08" E., 197.81 feet to the North line of Lot 1, Block 1, Pinney's Acres; thence South 89°29'00" East along said North line, 101.74 feet to the true point of beginning;

thence continuing South 89°20'00" East 185.00 feet to the Northeast corner of Lot 1, Block 1, Pinney's Acres;

thence South 00°39'00" West along the East line of Lot 1, Block 1, Pinney's Acres, 335.04 feet to the Northerly line of Pinney Street;

thence 96.04 feet along the arc of a 207.78 foot radius curve, concave to the Southeast (the long chord which bears South 42°39'51" West, 95.18 feet);

thence North 89°21'15" West, 121.29 feet;

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thence North 00°39'00" East parallel with the East line of Lot 1, Block 1, Pinney's Acres
405.82 feet to the true point of beginning.

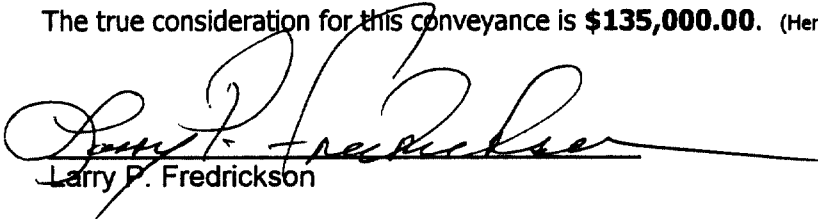
Containing 1.66 acres more or less.

This property is free from liens and encumbrances, EXCEPT:

1. Covenants, conditions, restrictions, reservations, easements for public utilities, districts, water companies, alleys and streets, rights and rights of way of record, if any; also exceptions of oil, gas, minerals and hydrocarbons, and/or lease, if any, without the right of surface entry.

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 **\$135,000.00**. (Here comply with requirements of ORS 93.030)


Larry P. Fredrickson

STATE OF Oregon)
)ss.
County of Deschutes)

This instrument was acknowledged before me on this 29 day of May, 2003
by **Larry P. Fredrickson**.




Lisa A. Tracy Notary Public for Oregon

My commission expires: 02-05-2006